
OPENING CEREMONIES

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

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Also Present:

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

1. Public Comments.

At this time, Chair Kirkpatrick 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 the homeless and the pandemic.

Lisa Mayo requested Item No. 17 be pulled from the Consent Agenda and heard separately.

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

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

ACTION: It was moved by Commissioner Michael Naft that the agenda be approved, with the deletion of Item Nos. 11, 18, 22, 44, 46, 47, 53, and 56 and amendments to Item Nos. 8 and 31, with the following vote.

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

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Justin Jones that the minutes of the regular meeting of October 6, 2021 be approved.

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

4. DR-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE:
DESIGN REVIEW for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone. Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)

ATTACHMENT: DR-21-0511_Color_Merged.pdf

ATTACHMENT: 04 21-0511-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Scott Nelson & Nycole Brower-Nelson (Scott Nelson) for a design review (as indicated on the ATTACHED agenda item):

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

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

CONDITIONS OF APPROVAL -

Current Planning

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

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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); 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.

5. DR-21-0516-AG PROPERTY DEVELOPMENT, LLC:

DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action)

ATTACHMENT: [DR-21-0516_Color_Merged.pdf](#)

ATTACHMENT: [05 21-0516-110321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of AG Property Development, LLC for a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW17-16436;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

6. ET-21-400139 (UC-19-0465)-CHURCH THE ROCK:
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/jo (For possible action)

ATTACHMENT: ET-21-400139_Color_Merged.pdf

ATTACHMENT: 06 21-400139-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Church The Rock (Christine Reed) for a use permit first extension of time, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until August 21, 2023 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

7. ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)

ATTACHMENT: ET-21-400148_Color_Merged.pdf

ATTACHMENT: 07 21-400148-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Nevada Power Company (Stanley Consultants, Inc.) to vacate and abandon easements of interest first extension of time (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until September 19, 2022 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

8. **ET-21-400151 (NZC-19-0167)-OZ OPTICS HOLDINGS, INC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 3.8 acres from an R-E (Rural Estates Residential) (AE-65) Zone and a P-F (Public Facility) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.

USE PERMITS for the following: 1) bathhouse; 2) health club; and 3) retail.

DESIGN REVIEWS for the following: 1) bathhouse/health club facility; and 2) alternative landscaping.

Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/bb/jd (For possible action)

ATTACHMENT: ET-21-400151_Color_Merged.pdf

ATTACHMENT: 08 21-400151-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of OZ Optics Holdings, Inc. (OZ Optic Holdins, Inc.) for a zone change first extension of time, use permits, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff requested that the Board delete Bullet No. 1 under Current Planning and add the following: two years to complete.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions;
- Coordinate with Clark County Public Works - Design Division for the Decatur Boulevard improvement project.

9. UC-21-0482-CITYCENTER HARMON HOTEL HOLDINGS:
USE PERMITS for the following: 1) reduce sign separation; and 2) all deviations as shown per plans on file.
DEVIATIONS for all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) comprehensive sign package; 2) increase wall sign area; and 3) increase animated sign area on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jt/jd (For possible action)

ATTACHMENT: UC-21-0482_Color_Merged.pdf

ATTACHMENT: 09 21-0482-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of CityCenter Harmon Hotel Holdings (Curt Carlson) for use permits, deviations, and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

10. UC-21-0515-MIDDLEPOINT, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced

separation for a supper club from a residential use; and 3) reduced separation for outside dining areas from a residential use.

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

DESIGN REVIEWS for the following: 1) shopping center; 2) alternative parking lot landscaping; and 3) finished grade on 4.2 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/al/jo (For possible action)

ATTACHMENT: UC-21-0515_Color_Merged.pdf

ATTACHMENT: 10 21-0515-110321.docx

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0223-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)

ATTACHMENT: UC-21-0527_Color_Merged.pdf

ATTACHMENT: 11 21-0527-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Pepper Lane Holdings, LLC (GB Sciences Nopah, LLC) for a use permit (as indicated on the ATTACHED agenda item):

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

12. UC-21-0542-STONEGATE INVESTMENTS 2016:

USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. MN/jvm/jo (For possible action)

ATTACHMENT: UC-21-0542_Color_Merged.pdf

ATTACHMENT: 12 21-0542-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Stonegate Investments 2016 (Silver Sage Wellness, LLC) for a use permit (as indicated on the ATTACHED agenda item):

REPRESENTATIVES(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, staff advised that the distributor was not adding another cannabis establishment, but wanted to transport product from one site to another per a bill passed by the Nevada Legislature.

Amanda Connor, the applicant's representative, advised that the applicant was requesting approval to add a distributor license to transfer product, and that there would be no construction involved.

Ron Nelson spoke in opposition to expand the owner's business unless parking was addressed.

Staff clarified that the bill passed by the Nevada Legislature two sessions ago required applicants to obtain a use permit to transfer cannabis product(s).

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

13. VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:
VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action)

ATTACHMENT: VS-21-0494_Color_Merged.pdf

ATTACHMENT: 13 21-0494-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Las Vegas Investments, LLC (Greystone Nevada, LLC) to vacate and abandon a portion of the right-of-way (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No.13 was heard in conjunction with Item Nos.14 and 15).

Following introduction of Item Nos.13,14, and 15, staff advised of the following additional conditions for Item No.14 to read as follows: (1) all single-family homes, (2) a maximum of two lots permitted to have RV garages, (3) provide 36 inch box trees with a mixture of evergreen and deciduous trees spaced 25 feet apart on center with a minimum of four shrubs provided per tree, (4) no pine trees, (5) applicant to provide five foot sewer connection in Eldora Avenue, and (6) along east property line, applicant to record CC & R's prohibiting additional buildup in the three to one slope area and per plans on file.

Tony Celeste, representing the applicant, advised that the plans included five acres along the south side of Eldora Avenue and the north side of Laredo Street; half-acre cul-de-sac lot with ten homes; the subject property was located in the RNP and a zone change was not necessary; requested a ten-lot subdivision; the cul-de-sac road and certain utilities had already been installed; 1,300 feet of sewer was to be installed with a stub which would allow access for new construction; two driveways of approximately 52 feet for lots 4 and 9 to accommodate RV parking garages, and landscaping to be installed in the front area.

Diane Henry spoke in opposition to the project, including, but not limited to the 15,000 net square foot lots where 18,000 square foot lots were required; gated subdivision with 12-foot walls and seven feet of fill; acknowledged Lennar Homes agreement to construct single-family homes; with the new Transform Clark County in development, no new RNP areas would be created; and requested from the Board to remember that RNP zoned areas was a lifestyle that residents chose.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 13,14 and15 be approved, subject to staff's conditions as noted below, and additional conditions, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

14. WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced net lot area; 2) increased wall height; 3) increase driveway width; and 4) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed 10 lot single family residential subdivision; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo
(For possible action)

ATTACHMENT: WS-21-0491_Color_Merged.pdf

ATTACHMENT: 14 21-0491-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Eldora Las Vegas Investments, LLC (Greystone Nevada, LLC) for waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No.14 was heard in conjunction with Item Nos.13 and 15.

ACTION: Approved, subject to staff's conditions as noted below (see Item No.13 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- All single story homes;
- Maximum of 2 lots permitted to have RV garages;
- Provide 36 inch box trees with a mixture of Evergreens and deciduous trees spaced 25 feet apart on center with a minimum of 4 shrubs provided per tree;
- No Pine trees;
- Applicant to provide a 5 foot sewer stub connection in Eldora Avenue;
- Along east property line, applicant to record CC&R's prohibiting additional build-up in the 3:1 slope area;
- Per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- 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.

15. TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

ATTACHMENT: TM-21-500142_Color_Merged.pdf

ATTACHMENT: 15 21-500142-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Eldora Las Vegas Investments, LLC (Greystone Nevada, LLC) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no obligations, Item No. 15 was heard in conjunction with Item Nos. 13 and 14).

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 13 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.
- 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.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. WC-21-400147 (ZC-1208-00)-5335 SFA PROPCO, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) landscaping consistent with plans with a 20 foot maximum distance between trees along street frontages; 2) building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.); and 3) landscaping along Fort Apache Road to exceed Title 29 requirements for A-2 landscaping in conjunction with a commercial building on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)

ATTACHMENT: [WC-21-400147 Color Merged.pdf](#)

ATTACHMENT: [16 21-400147-110321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of SFA Propco, LLC (Naturex, LLC), for a waiver of conditions as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

17. UC-21-0495-5335 SFA PROPCO, LLC:

USE PERMIT for a cannabis establishment (cannabis retail store).

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)

ATTACHMENT: UC-21-0495_Color_Merged.pdf

ATTACHMENT: 17 21-0495-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of SFA Propco, LLC (Naturex, LLC) for a use permit, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, Tony Celeste, the applicant's representative, advised that the subject property would be constructed in a retail center; other retail stores in the area consisted of a convenience store with gas stations, a smoke shop, and a jujitsu studio; requested the relocation of another cannabis establishment currently located at 9120 Post Road; looking to develop a 3,100 retail cannabis site; received a letter from the jujitsu studio supporting the development; contacted the State Cannabis Compliance Board to confirm that the separation requirements would be met and received a letter on March 25, 2021 noting compliance.

Lisa Mayo spoke in opposition to the item; the jujitsu studio sees approximately 200 children a day; the separation between the properties was 84.33 feet; a church was located 840 feet from the subject property; and requested a 30-day extension to notify parents and residents.

Andre Almeida, owner of Gracie Summerlin, LLC, spoke in opposition to the item; was not aware of the agenda item until two days ago; the owner who signed the letter was not at the Summerlin location; some of the children who attended the jujitsu school were as young as five years old; and did not feel it was appropriate to have this type of establishment next door.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- 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;
- Traffic study to address queuing to ensure that vehicles will not stack into the right-of-way;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements necessary for the Fort Apache Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

18. WS-21-0447-GILBERT, DAN & CLAUDIA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the proposed retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Verde Way and Jensen Street within Lone Mountain. RM/jor/jo (For possible action)

ATTACHMENT: WS-21-0447_Color_Merged.pdf

ATTACHMENT: 18 21-0447-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Dan and Claudia Gilbert (Dan Gilbert) for a waiver of development standards and a design review (as indicated on the

ATTACHED agenda item) (held from October 20, 2021):

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

19. **WS-21-0525-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/md/jd (For possible action)

ATTACHMENT: WS-21-0525_Color_Merged.pdf

ATTACHMENT: 19 21-0525-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LMG Las Vegas, LLC (Dante Amato) for a waiver of development standards as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until February 1, 2023 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the subject property will be in violation of the Development Code if the installation of landscaping and the construction of the freeway buffer wall are not completed by February 1, 2023; NZC-21-0903 is subject to a resolution of intent to complete in 3 years by February 19, 2023; 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.

20. **WS-21-0526-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce street intersection off-set; 3) allow a wall in the front yard; and 4) establish alternative yards. DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

ATTACHMENT: WS-21-0526_Color_Merged.pdf

ATTACHMENT: 20 21-0526-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Pardee Homes Nevada (Tri Pointe Homes Nevada) for waivers of development standards, and design reviews (as

indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Expunge UC-19-0872 and TM-19-500230;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

21. **TM-21-500151-PARDEE HOMES NEVADA:**

TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

ATTACHMENT: TM-21-500151_Color_Merged.pdf

ATTACHMENT: 21-500151-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Pardee Homes Nevada (Tri Pointe Homes Nevada) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Expunge TM-19-500230.
- 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

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 #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:
ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

ATTACHMENT: ZC-21-0490_Color_Merged.pdf

ATTACHMENT: 22 21-0490-110321.docx

SUBJECT MATTER: In the aforementioned described application of GK Acquisitions, LLC, Henry Besuden, & Rev Charlotte TRS (Phelan Development) for a zone change, a waiver of development standards, and design reviews (as indicated on the ATTACHED item):

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

23. ZC-21-0496-TRI POINT HOMES NEVADA, INC:
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (townhomes).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative private street sections; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a planned unit development (townhomes); and 2) finished grade. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action)

ATTACHMENT: ZC-21-0496_Color_Merged.pdf

ATTACHMENT: 23 21-0496-110321.docx

SUBJECT MATTER: In the aforementioned described application of Tri Point Homes Nevada, Inc. (Tri Point Homes Nevada) for a zone change, a use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a pedestrian connection from the western stub street to Arville Street and from the northern stub street to Silverado Ranch Boulevard;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 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 and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

residents wish to have their buildings purchased or soundproofed.

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 #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-21-0497-TRI POINT HOMES NEVADA, INC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Crisman Ridge Street and Arville Street, and portion of a right-of-way being Silverado Ranch Boulevard located between Crisman Ridge Street and Arville Street, and a portion of right-of-way being Arville Street located between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). JJ/jt/jo (For possible action)

ATTACHMENT: VS-21-0497_Color_Merged.pdf

ATTACHMENT: 24 21-0497-110321.docx

SUBJECT MATTER: In the aforementioned described application of Tri Point Homes Nevada, Inc. (Tri Point Homes Nevada) to vacate and abandon easements of interest (as indicated on the ATTACHED item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 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 Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 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 and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

25. TM-21-500143-TRI POINT HOMES NEVADA, INC:
TENTATIVE MAP consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action)

ATTACHMENT: TM-21-500143_Color_Merged.pdf

ATTACHMENT: 25 21-500143-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Tri Point Homes Nevada, Inc. (Tri Point Homes Nevada) for a tentative map (as indicated on the ATTACHED item):

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

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

VOTING NAY: None
ABSENT: None
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 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 and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- 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 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

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

Department of Aviation

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

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire

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 #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. ZC-21-0510-LEAVITT FAMILY TRUST:

ZONE CHANGE to reclassify 0.6 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) vehicle (automobile) repair; 2) recreational vehicle repair; and 3) watercraft repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle (automobile) repair, recreational vehicle repair, and watercraft repair facility to a residential use; 2) reduce building setback; 3) permit service bay doors to face a street; 4) eliminate landscaping (including detached sidewalk); 5) permit a freestanding sign to not be located within a curbed landscaped or rockscaped area; 6) reduce setback for a freestanding sign; 7) allow a roof sign; 8) eliminate the sidewalk around the perimeter of the building; 9) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; 10) mechanical screening; and 11) eliminate parking lot striping.

DESIGN REVIEWS for the following: 1) vehicle (automobile), recreational vehicle, and watercraft repair facility; and 2) signage in the Moapa Valley Overlay District. Generally located on the south side of Moapa Valley Boulevard, 580 feet west of Whitmore Street within Moapa Valley (description on file). MK/md/jd (For possible action)

ATTACHMENT: ZC-21-0510_Color_Merged.pdf

ATTACHMENT: 26 21-0510-110321.docx

SUBJECT MATTER: In the aforementioned described application of Leavitt Family Trust (Calvin Hall) for a zone change, use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

27. ZC-21-0519-DPIF2 NV 7 SUNSET ROAD, LLC:
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
DESIGN REVIEW for the expansion of a parking lot in conjunction with a distribution center on a portion of 9.6 acres. Generally located on the south side of Sunset Road and the west side of Surrey Street within Paradise (description on file). JG/sd/jd (For possible action)

ATTACHMENT: ZC-21-0519_Color_Merged.pdf

ATTACHMENT: 27 21-0519-110321.docx

SUBJECT MATTER: In the aforementioned described application of DPIF2 NV 7 Sunset Road, LLC (Treasea Wolf) for a zone change, and a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.

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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-02-501-038; to connect to municipal sewer and abandon or 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 abandoned or removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning

application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

28. ZC-21-0532-2617 LAMB, LLC:

ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway standards.

DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) finished grade. Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/sd/jd (For possible action)

ATTACHMENT: ZC-21-0532_Color_Merged.pdf

ATTACHMENT: 28 21-0532-110321.docx

SUBJECT MATTER: In the aforementioned described application of Lamb, LLC (Civil Works, Inc.) for a zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cartier Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0377-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. PA-21-700004-PRIMO HOLDINGS LLC, ET AL:
PLAN AMENDMENT to amend Maps 1.3, 7, 10, and 16 of the Transportation Element of the Clark County Comprehensive Master Plan by reducing the right-of-way width from 300 feet to 200 feet for Las Vegas Boulevard South (alignment). Generally located on Las Vegas Boulevard South (alignment) between St. Rose Parkway and the state line at Primm. MN/gc (For possible action)

ATTACHMENT: PA 21 700004 Color Merged

ATTACHMENT: 29 21-700004-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Primo Holdings, LLC, Et Al (Brass Cap Development) for a plan amendment (as indicated on the ATTACHED agenda item) (for possible action):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

30. CP-21-900394: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Maps 1.3, 7, 10, and 16), and direct staff accordingly. (For possible action)

ATTACHMENT: [CP-21-900394.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Maps 1.3, 7, 10, and 16) and direct staff accordingly. (as indicated on the ATTACHED agenda item) (for possible action):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

31. NZC-21-0411-VANDERMEER, LLC:
ZONE CHANGE to reclassify 28.7 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an M-D (Designed Manufacturing) Zone for a warehouse and distribution center complex.

USE PERMIT to allow loading spaces for a distribution center to be unscreened from a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce throat depth; and 3) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County (description on file). MN/jt/jd (For possible action)

ATTACHMENT: [NZC-21-0411_Color_Merged.pdf](#)

ATTACHMENT: [31 21-0411-110321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vandermeer, LLC (Jason Kuckler) for a zone change, a use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Due to the widening of Las Vegas Boulevard South, the existing billboards may be relocated within the same parcel pursuant to Section 30.76.060 of the Clark County Code;
- 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 on Las Vegas Boulevard and the north side unnamed street;
- Right-of-way dedication to include 30 feet for the north side unnamed street, 30 feet for the south side unnamed street, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) grant to provide access to the parcel.
- 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; 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; that billboards are not permitted within the public right-of-way; and that a minimum width of 32 feet of paving is required for the south side unnamed street.

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 to contact the City of Henderson.

32. TM-21-500123-VANDERMEER, LLC:

TENTATIVE MAP consisting of 1 commercial lot and common lots on 28.7 acres in an M-D (Designed

Manufacturing) Zone. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County. MN/jt/jd (For possible action)

ATTACHMENT: TM-21-500123_Color_Merged.pdf

ATTACHMENT: 32 21-500123-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vandermeer, LLC (Jason Kuckler) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 Las Vegas Boulevard and the north side unnamed street;
- Right-of-way dedication to include 30 feet for the north side unnamed street, 30 feet for the south side unnamed street, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) grant to provide access to the parcel.
- 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; 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; that billboards are not permitted within the public right-of-way; and that a minimum width of 32 feet of paving is required for the south side unnamed street.

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 to contact the City of Henderson.

33. NZC-21-0416-OLYMPIA COMPANIES, LLC:
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

ATTACHMENT: NZC-21-0416_Color_Merged.pdf

ATTACHMENT: 33 21-0416-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the recommendation of the Planning Commission that the Board approve the aforementioned described application of Olympia Companies, LLC for a zone change and a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- No 3 story homes within the development;
- No roof top decks along the eastern property line.
- Applicant is advised that the Southern Highlands Development Agreement is set to expire on March 2, 2024; 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;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

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 #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. **VS-21-0417-OLYMPIA COMPANIES, LLC:**

VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

ATTACHMENT: VS-21-0417_Color_Merged.pdf

ATTACHMENT: 34 21-0417-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the recommendation of the Planning Commission that

the Board approve the aforementioned described application of Olympia Companies, LLC to vacate and abandon an easement of interest (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the Southern Highlands Development Agreement is set to expire on March 2, 2024; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

35. TM-21-500126-OLYMPIA COMPANIES, LLC:
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action)

ATTACHMENT: [TM-21-500126_Color_Merged.pdf](#)

ATTACHMENT: [35 21-500126-110321.docx](#)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the Southern Highlands Development Agreement is set to expire on March 2, 2024; 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;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

Current Planning Division - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. NZC-21-0421-MILAN T TRUST & TIBERTI RENALDO TRS:
ZONE CHANGE to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: [NZC-21-0421_Color_Merged.pdf](#)

ATTACHMENT: [36 21-0421-110321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of T Milan Trust and Renaldo Tiberti TRS (Bengochea Family Limited Partnership) for a zone change, a waiver of development standards, and a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the reduced setbacks may require additional fire rating improvements for the existing buildings; 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 shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

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

37. **NZC-21-0423-TROP GC APTS, LLC:**

ZONE CHANGE to reclassify 2.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

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

DESIGN REVIEWS for the following: 1) multiple family development; and 2) site modifications to a previously approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)

ATTACHMENT: NZC-21-0423_Color_Merged.pdf

ATTACHMENT: 37 21-0423-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Trop GC Apts, LLC (Ovation Contracting Inc.) for a zone change, waivers of developments, and design reviews (as indicated on the attached AGENDA item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Per site plan on file;
- No pine trees shall be planted along southern boundary adjacent to homes;
- 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.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-21-0424-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)

ATTACHMENT: VS-21-0424_Color_Merged.pdf

ATTACHMENT: 38 21-0424-110321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of WPI-Grand Trop, LLC, & UAP-Grand Trop, LLC (Ovation Contracting, Inc.) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 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.

39. AG-21-900626: Accept and authorize the signature of the Performance Agreement with 63 SLVB PROPCO, LLC for the Project 63 shopping center, generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/sr (For possible action)

ATTACHMENT: AG-21-900626 PA.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board accept and authorize the signature of the Performance Agreement with 63 SLVB Propco, LLC for the Project 63 Shopping Center, generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. (For possible action):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

40. AG-21-900636: Consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Monte Cristo Way and Belacastro Street, and along Belcastro Street between Cougar Avenue and Torino Avenue. (For possible action)

ATTACHMENT: AG-21-900636_Color_Merged

ATTACHMENT: AG-21-900636

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Monte Cristo Way and Belacastro Street, and along Belcastro Street between Cougar Avenue and Torino Avenue. (For possible action):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

41. ORD-21-900563: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Touchstone MGC, LLC for a residential subdivision (Maule and Grand Canyon) on 5.3 acres, generally located east of Grand Canyon Drive and north of Maule Avenue within Spring Valley. JJ/ab (For possible action)

ATTACHMENT: ORD-21-900563PH.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Touchstone MGC, LLC for a residential subdivision (Maule and Grand Canyon) on 5.3 acres, generally located east of Grand Canyon Drive and north of Maule Avenue within Spring Valley. (For possible action.)

ACTION: It was moved by Commissioner Jim Gibson that the ordinance (including the adoption of Ordinance No. 4897) be approved.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

42. ORD-21-900573: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on July 21, 2021 and August 18, 2021 meetings, and in Assessor's Books 138, 176, 177. (For possible action)

ATTACHMENT: ORD-21-900573PH.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on July 21, 2021 and August 18, 2021 meetings, and in Assessor's Books 138,176,177. (For possible action):

ACTION: It was moved by Commissioner Jim Gibson that the ordinance (including the adoption of Ordinance No. 4898) be approved.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

43. ORD-21-900581: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Ashley Furniture Industries, LLC for a commercial development (Sunset and Riley) on 18.7 acres, generally located south of Sunset Road and east and north of Rafael Rivera Way within Spring Valley. JJ/ab (For possible action)

ATTACHMENT: ORD-21-900581PH.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board conduct a public on an ordinance to consider adoption of a Development Agreement with Ashley Furniture Industries, LLC for a commercial development (Sunset and Riley) on

18.7 acres, generally located south of Sunset Road and east and north of Rafael Rivera Way within Spring Valley. (For possible action)

ACTION: It was moved by Commissioner Jim Gibson that the ordinance (including the adoption of Ordinance No. 4899) be approved.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

44. ET-21-400149 (WS-0415-10)-DIS & DAT, INC:
WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)

ATTACHMENT: ET-21-400149_Color_Merged.pdf

ATTACHMENT: 44 21-400149-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Dis & Dat, Inc. (Dat Nguyen) for waivers of development standards fifth extension of time (as indicated on the attached AGENDA item):

ACTION: Deleted from the agenda (Held to November 17, 2021 per the applicant).

45. UC-21-0517-MORALLY, JOHN P. REVOCABLE TRUST ETAL & MORALLY, JOHN P. TRS:
USE PERMITS for the following: 1) multiple family residential development; 2) increase density; 3) on-premises consumption of alcohol; 4) restaurants; 5) retail sales and services; 6) personal services; and 7) financial services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) increase building height; 3) reduce parking; 4) allow tandem parking spaces; 5) landscaping; 6) non-standard improvements within rights-of-way; and 7) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development with commercial components; and 2) finished grade on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Harmon Avenue and Aldebaran Avenue within Paradise. MN/al/jo (For possible action)

ATTACHMENT: UC-21-0517_Color_Merged.pdf

ATTACHMENT: 45 21-0517-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of John P. Morally Revocable Trust Et Al & John P. Morally, TRS (Pete Tran) for use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

Following introduction of the item, Liz Olson, representative for the applicant Fore Property, advised that the subject property was two acres and located on Harmon Avenue and Aldebaran Avenue; property will be a seven story, 184 residential structure with a commercial component on the first level; two access points on Harmon Avenue and Aldebaran Avenue with traffic being directed into the first level of

the parking garage; the first three levels of the property would be for parking and the remaining four levels would be residential; the commercial component would be located on the east side of the property; the property would be close to the strip allowing for walkability for the residents; requesting a seven foot setback along Aldebaran Avenue due to the street curving around the property which would allow for additional landscaping; and spoke with Public Works regarding traffic issues.

In response to a question from Commissioner Naft regarding traffic issues, Antonio Papazian, Manager of Development Review, advised that scopes would be added to the study; and the traffic engineer would review the area and mitigate traffic if warranted.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0218-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. VS-21-0414-P S L V R E, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)

ATTACHMENT: [VS-21-0414_Color_Merged.pdf](#)

ATTACHMENT: [46 21-0414-110321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of P S L V R E, LLC (Ethos | Three Architecture) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from October 20, 2021):

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

47. WS-21-0413-P S L V R E, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)

ATTACHMENT: [WS-21-0413_Color_Merged.pdf](#)

ATTACHMENT: [47 21-0413-110321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of P S L V R E, LLC. (Ethos | Three Architecture) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item) (held from October 20, 2021):

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

48. VS-21-0489-HOOPER INDUSTRIES, LTD:
VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and between Tee Pee Lane and Fort Apache Road within Lone Mountain (description on file). RM/nr/jo (For possible action)

ATTACHMENT: [VS-21-0489_Color_Merged.pdf](#)

ATTACHMENT: [48 21-0489-110321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Hooper Industries, LTD (Pinnacle Homes) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 48 was heard in conjunction with Item Nos. 49 and 50.

Following introduction of Item Nos. 48, 49, and 50, Bob Gronauer, the applicant's representative, advised that the property was located on the south side of Lone Mountain Road and the north side of Kraft Avenue; an eight-lot subdivision was located to the west; the houses in the subject property would be constructed to mirror the houses in the subdivision to the west; construction would be for single-story homes and would carry a for sale price of \$1 million dollars; the property had a severe slope from west to east of approximately 14 feet; after filling the slope, the property would be three to four feet lower than the west property; requested a reduction of lots along a major arterial; and a driveway intersection of 121 feet would be requested where 125 feet was required.

Commissioner Kirkpatrick reminded Mr. Gronauer of the service rule from the Las Vegas Valley District requiring sewer on all new construction.

ACTION: It was moved by Commissioner Ross Miller that the applications for Item Nos. 48, 49, and 50 be approved, subject to staff's conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

49. WS-21-0488-HOOPER INDUSTRIES, LTD:

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

ATTACHMENT: WS-21-0488_Color_Merged.pdf

ATTACHMENT: 49 21-0488-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Hooper Industries,

LTD (Pinnacle Homes) for a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: DISCUSSION: There being no objections, Item No. 49 was heard in conjunction with Item Nos. 48 and 50.

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;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

50. TM-21-500140-HOOPER INDUSTRIES, LTD:
TENTATIVE MAP consisting of 8 lots and common lots on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

ATTACHMENT: TM-21-500140_Color_Merged.pdf

ATTACHMENT: 50 21-500140-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Hooper Industries, LTD (Pinnacle Homes) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 50 was heard in conjunction with Item Nos. 48 and 49.

ACTION: Approved, subject to staff's conditions as noted below (See Item No. 48 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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; 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas for any sanitary sewer needs.

51. ZC-21-0500-CIVIL WERX, LLC:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

USE PERMIT to allow an outside area used for equipment storage to be unpaved.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) parking; 4) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 5) allow a modified driveway design.

DESIGN REVIEWS for the following: 1) outside storage yard; and 2) storage containers. Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action)

ATTACHMENT: ZC-21-0500_Color_Merged.pdf

ATTACHMENT: 51 21-0500-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Civil Werx, LLC (Civil Werx) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, Jennifer Lazovich, the applicant's representative, advised that the site was adjacent to Judson Avenue; requesting a conforming zone change for an outside storage lot to be operated in conjunction with a contracting business; and no physical structures would be placed on the lot.

Commissioner Kirkpatrick advised of working to bring others in the area into compliance; wanted to ensure that if a structure was built in the future, the Board would have the ability to review the off sites; and worked with the applicant on asphalt changes to the area

In response to a question from staff regarding the review time period, Commissioner Kirkpatrick advised of a four to five-year time period for review.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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 the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- 5 year review of off-sites;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 140-20-610-098; to connect to municipal sewer and abandon or 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 abandoned or removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; however, this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

52. RC-21-400101 (UC-0249-17)-RAMM CORP.:

HOLDOVER REVOCATION OF USE PERMITS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); and 3) waive applicable design standards for accessory structures (storage container and trailers).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping adjacent to a less intensive use; 2) parking lot landscaping; 3) required trash enclosure; and 4) required paving and striping.

DESIGN REVIEWS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); 3) accessory structures (storage container and trailers); and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on 100.2 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/sr/ja (For possible action)

ATTACHMENT: RC-21-400101_Color_Merged.pdf

ATTACHMENT: 52 21-400101-110321.docx

SUBJECT MATTER: In the matter of aforementioned described application of Ramm Corp (Access Shot Tours, LLC) for a revocation of use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from August 4, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, Nancy Amundsen, Director of Comprehensive Planning, reminded the Board that the item had been previously held and that the applicant was to return to obtain approval of the other uses to be completed on the site; the applicant had received prior approval, but staff kept the item on the agenda.

Liz Olson, representative for Adrenaline Mountain, advised that all shooting on the mountain had ceased; the vegetation had been cleared; a fire sprinkler had been installed; a roadway had been installed up the mountain; purchased several different fire prevention assets; and had a 15,000-gallon water tank on site with an additional 2,000-gallon water truck available, if needed.

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below and included an additional condition for a six-month review to ensure remediation work continued, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 6 months to review UC-0249-17.
- 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.

53. WS-21-0429-THEODORE JAMASON & MILTON K:
APPEAL WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action)

ATTACHMENT: WS-21-0429_Color_Merged.pdf

ATTACHMENT: 53 21-0429-110321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Jamason and Milton K. Theodore (Jamason Theodore) for a waiver of development standards (as indicated on the

ATTACHED agenda item) (appealed by an interested party):

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

54. AG-21-900650: Discuss implementation of Senate Bill No. 150 relating to tiny houses. (For possible action)

ATTACHMENT: [AG-21-900650.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Planning Commission request the Board to discuss implementation of Senate Bill No. 150 relating to tiny houses. (For possible action):

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, Nancy Amundsen, Director of Comprehensive Planning, advised that following passage of Senate Bill (SB) 150, the County was authorized to allow tiny houses, as defined in the International Residential Code (IRC), in certain zoning districts; in addition, the Senate Bill required that the Board determine where tiny house parks could be placed, and to be allowed as accessory structures in residential districts as a second dwelling; reviewing the zoning code for areas where the houses would be best suited; and the bill was scheduled to become effective on January 1, 2024.

Commissioner Kirkpatrick advised of amenities needed for the houses; the houses would be considered manufactured housing; and wanted a yearly inspection to ensure compliance with standards.

In response to a question from Commissioner McCurdy, Ms. Amundsen advised that Senate Bill 150 indicated the houses would be 400 square feet, though in some areas, the house size ranged from 400 to 800 square feet.

Commissioner McCurdy advised that the tiny houses could be a way to assist those who could not afford a traditional home; requested the exploration of an idea for a community pantry for those who were food insecure; and requested the exploration of an idea for community co-working spaces.

In response to a question from Commissioner Gibson, Sami Real, Planning Manager for Comprehensive Planning, advised that SB 150 referred to the International Residential Code as a definition of a tiny home which was 400 square feet or less.

Commissioner Gibson advised of a review of the code and experiences with similar projects; spoke regarding the affordability of the homes; and minimum lot sizes.

Jilan Wise, Far Out Tiny Homes, spoke regarding the affordability and down-sizing for minimalist lifestyle; homes are 400 square feet or less and, on a chassis, or not; in the 2018 IRC, Appendix Q detailed code requirements whether on a permanent foundation or chassis; and lack a designated areas as homes were currently located in RV parks, trailer parks, or manufactured home communities.

Responding to questions from the Board, Ms. Wise spoke regarding the classification of the homes; where homes could be built, especially on parcel remnants; spoke of down-sizing by people of various means and lifestyles and that many were not interested in apartment life; not governed by Housing and Urban Development (HUD) but by the American National Standards Institute (ANSI); carbon footprint decreased by 50% from regular homes; and homes were built to last.

Commissioner Kirkpatrick directed staff to research further in transit-oriented areas, remnant land

parcels, and if full offsites would be required.

Ms. Amundsen advised that the County had alternative standards available; the Building Department could approve tiny homes if required codes were met; and would review the definitions of RV parks and/or manufactured home parks to include tiny homes, instead of trying to designate which zoning areas the homes could be constructed.

Commissioner Gibson spoke regarding the requirement of the County for driveways and on street parking; and advised to look at mobile home parks where the houses could be installed or constructed.

Todd Koren, Absolute Exhibits, provided examples of homes built in the City of Los Angeles; advised that the minimum park size was 10,000 square feet per statute; 5.75 acres of land that encompassed the back-up radar system for McCarran International Airport; could construct or place approximately 130 tiny homes of the lot with egress for emergency services, and 75 parking spaces; and spoke regarding infrastructure utility services.

Ms. Amundsen advised that the land Mr. Koren referred to was restricted for housing construction by the Federal Aviation Administration (FAA); and advised that further research would be conducted, particularly construction in the outlying areas.

In response to a question from Commissioner Kirkpatrick, Ms. Amundsen confirmed that the houses had to be constructed on a permanent foundation and would reach out to the City of Las Vegas for a discussion on the Container Park.

ACTION: No action was taken by the Board.

55. ORD-21-900621: Introduce an ordinance to consider adoption of a Development Agreement with Sackley Family Trust and Sackley Stuart TRS for a retail center (Rainbow and Arby) on 5.0 acres, generally located east of Rainbow Boulevard and south of Arby Avenue within Enterprise. MN/tk (For possible action)

ATTACHMENT: [ORD-21-900621 INTRO.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Sackley Family Trust and Sackley Stuart TRS for a retail center (Rainbow and Arby) on 5.0 acres, generally located east of Rainbow Boulevard and south of Arby Avenue within Enterprise. (For possible action):

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 11-3-21-1).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on November 17, 2021.

56. ORD-21-900639: Introduce an ordinance to consider the adoption of the Fourth Amendment to the Mountain's Edge Development Agreement pursuant to NRS 278.0205(1). JJ/sr (For possible action)

ATTACHMENT: [ORD-21-900639 INTRO.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of the Fourth Amendment to the Mountain's Edge Development Agreement pursuant to NRS 278.0205(1). (For possible action):

ACTION: Deleted from the agenda.

57. ORD-21-900651: Introduce an ordinance to consider the cancellation of the Mountain's Edge Development Agreement between Clark County and Mountain's Edge, LLC pursuant to NRS 278.0205(1). JJ/sr (For possible action)

ATTACHMENT: ORD-21-900651 INTRO.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider the cancellation of the Mountain's Edge Development Agreement between Clark County and Mountain's Edge, LLC pursuant to NRS 278.0205(1). (For possible action):

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 11-3-21-2).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on November 17, 2021.

PUBLIC COMMENTS

At this time, Chair Kirkpatrick 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 property at 1316 Wizard Avenue; a workman's compensation claim; and fireworks.

There being no further business to come before the Board at this time, at the hour of 10:35 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