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***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 8th day of December, 2021 at the hour of 9:00 a.m. The meeting was called to order at the appointed hour by Chair Kirkpatrick, and on roll call, the following members were present, constituting all of the members thereof:

**CALL TO ORDER**

**CHAIR AND COMMISSIONERS:**

Marilyn Kirkpatrick  
Jim Gibson  
Justin Jones  
Michael Naft  
Tick Segerblom  
Ross Miller  
William McCurdy II  
Absent: None

**Also Present:**

Robert Warhola, Deputy District Attorney  
Nancy Amundsen, Director Comprehensive Planning  
Antonio Papazian, Manager of Development Review  
Jason Allswang, Senior Plan Checker  
Jewel Gooden, Assistant Clerk, BCC  
Keri Miller, Deputy Clerk

**1. Public Comments.**

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

**SPEAKER(S): Present**

Margaret Anne Coleman spoke regarding topics including property, realtors, refinancing, the CHAP program, arsenic and lead poisoning, and the Golden Nugget Casino.

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

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

**ACTION:** It was moved by Commissioner Jim Gibson that the agenda be approved, with the deletion of Item Nos. 12, 13, 14, 15, 32, 33, 37, and 39, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

4. DR-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:

DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action)

ATTACHMENT: DR-21-0603\_Color\_Merged.pdf

ATTACHMENT: 04 21-0603-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Church Baptist First Fil-Am LV (Ben Rivera) for 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 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 offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

### **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 #0393-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:  
DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action)

ATTACHMENT: ET-21-400162\_Color\_Merged.pdf

ATTACHMENT: 05 21-400162-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Summerlin Surgery Center, LLC (Barrett Powley) for a design review 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 December 8, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

6. ET-21-400163 (VS-19-0588)-SLETTEN CONSTRUCTION NEVADA, INC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/sd/jo (For possible action)

ATTACHMENT: ET-21-400163\_Color\_Merged.pdf

ATTACHMENT: 06 21-400163-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Sletten Construction Nevada, Inc (Post Road Capital Ref II, LLC) to vacate and abandon first extension of time for 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**

- Until October 16, 2023 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.

7. UC-21-0554-CALNEV PIPELINE CO:  
USE PERMIT for hazardous materials storage (butane tank) in conjunction with an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)

ATTACHMENT: UC-21-0554\_Color\_Merged.pdf

ATTACHMENT: 07 21-0554-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Calnev Pipeline Co (Energy Transfer) for a use permit (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.

**Building Department - Fire Prevention**

- Applicant is advised that permits may be required; and to contact Fire Prevention for further information at (702) 455-7316.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

8. VS-21-0608-N & G SHOWCASE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). JG/bb/jo (For possible action)

ATTACHMENT: VS-21-0608\_Color\_Merged.pdf

ATTACHMENT: 08 21-0608-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of N & G Showcase, LLC (Suzanne Laspina) 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.

9. **WS-21-0607-N & G SHOWCASE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; 2) alternative sign (roof); and 3) increase the number of animated signs.

DESIGN REVIEW for modifications to an approved comprehensive sign package on a 2.3 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jo (For possible action)

ATTACHMENT: WS-21-0607\_Color\_Merged.pdf

ATTACHMENT: 09 21-0607-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of N & G Showcase, LLC (Suzanne Laspina) for 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**

- 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. VS-21-0610-RCAD TRUST & KHOURY MARIZ TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road and between Stange Avenue and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)

ATTACHMENT: VS-21-0610\_Color\_Merged.pdf

ATTACHMENT: 10 21-0610-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Rcad Trust & Mariz Khoury Trs 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**

- Right-of-way dedication to include the spandrel at the southwest corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. WS-21-0609-RCAD TRUST & KHOURY MARIZ TRS:  
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.  
DESIGN REVIEW for finished grade on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.  
Generally located on the north side of Stange Avenue and the east side of Fort Apache Road within Lone Mountain. RM/bb/jo (For possible action)

ATTACHMENT: WS-21-0609\_Color\_Merged.pdf

ATTACHMENT: 11 21-0609-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Rcad Trust & Mariz Khoury Trs for a waiver of development standards and 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;
- Right-of-way dedication to include the spandrel at the southwest corner of the site;
- 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.

12. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

ATTACHMENT: WC-21-400158 Color Merged.pdf

ATTACHMENT: 12 21-400158-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Diane Lee Robertson Epstein Family Trust Et Al & Diane Lee Robertson Epstein Trs (AMH Development, LLC) for a waiver of conditions (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to December 22, 2021 per the applicant).

13. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)



ATTACHMENT: VS-21-0586\_Color\_Merged.pdf

ATTACHMENT: 13 21-0586-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Diane Lee Robertson Epstein Family Trust Et Al & Diane Lee Robertson Epstein Trs (AMH Development, LLC) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to December 22, 2021 per the applicant).

14. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

ATTACHMENT: WS-21-0585\_Color\_Merged.pdf

ATTACHMENT: 14 21-0585-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Diane Lee Robertson Epstein Family Trust Et Al & Diane Lee Robertson Epstein Trs (AMH Development, LLC) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to December 22, 2021 per the applicant).

15. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

ATTACHMENT: TM-21-500161\_Color\_Merged.pdf

ATTACHMENT: 15 21-500161-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Diane Lee Robertson Epstein Family Trust Et Al & Diane Lee Robertson Epstein Trs (AMH Development, LLC) for a tentative map (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to December 22, 2021 per the applicant).

16. WC-21-400161 (NZC-0037-08)-ABBASI RAMEZAN LARKI:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) construct driveway according to Uniform Standard Drawing 224; and 2) driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action)

ATTACHMENT: WC-21-400161\_Color\_Merged.pdf

ATTACHMENT: 16 21-400161-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Ramezan Larki

Abbasi (Ramezan Abbasi) for waivers 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

**CONDITIONS OF APPROVAL -**

**Building Department - Fire Prevention**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

17. UC-21-0592-ABBASI RAMEZAN LARKI:  
USE PERMIT for a vehicle maintenance facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) throat depth.  
DESIGN REVIEW for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action)

ATTACHMENT: UC-21-0592\_Color\_Merged.pdf

ATTACHMENT: 17 21-0592-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Ramezan Larki Abbasi (Ramezan Abbasi) for a use permit, waivers of development standards, and 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**

- 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.

### **Building Department - Fire Prevention**

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that the property 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.

18. WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:  
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.  
DESIGN REVIEWS for the following: 1) modifications to a previously approved senior housing facility; and 2) finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.  
Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action)

ATTACHMENT: [WS-21-0579\\_Color\\_Merged.pdf](#)

ATTACHMENT: [18 21-0579-120821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of West Sahara Senior Housing Limited Partnership for a 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

- Until April 21, 2024 to complete to match completion date for NZC-21-0020;
- 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

- Comply with approved drainage study PW21-14845;
- 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 Laredo Street, 30 feet for Meyers Court, with a portion of the cul-de-sac.
- 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.

19. WS-21-0614-WARDLEY PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to not provide cross access.

DESIGN REVIEW for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jvm/jo (For possible action)

ATTACHMENT: WS-21-0614\_Color\_Merged.pdf

ATTACHMENT: 19 21-0614-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Wardley Properties, LLC (Rosalinda Meador-Aparicio) for a waiver of development standards and 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.
- 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.

20. ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS: ZONE CHANGE to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set. DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

ATTACHMENT: ZC-21-0590\_Color\_Merged.pdf

ATTACHMENT: 20 21-0590-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Melvin J. Lowe Family Trust & Melvin J. & Betty L. Lowe Trs (Sidhom Brothers Company, LLC) for a zone change, 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement for APN 176-18-401-005 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

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

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS: VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

ATTACHMENT: [VS-21-0591\\_Color\\_Merged.pdf](#)

ATTACHMENT: [21 21-0591-120821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Melvin J. Lowe Family Trust & Melvin J. & Betty L. Lowe Trs (Sidhom Brothers Company, LLC) 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**

- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

22. TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS: TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action)

ATTACHMENT: TM-21-500166\_Color\_Merged.pdf

ATTACHMENT: 22 21-500166-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Melvin J. Lowe Family Trust & Melvin J. & Betty L. Lowe Trs (Sidhom Brothers Company, 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 County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- 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**

- Street A is an extension of Grand Canyon Drive and shall assume the same name;
- Streets B and C shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **23. ZC-21-0594-FORTE LIVING, LLC:**

ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: 1) offices as a principal use; and 2) retail as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of required loading spaces; 2) alternative architectural materials; and 3) eliminate cross access.

DESIGN REVIEWS for the following: 1) warehouse, retail, and office complex; 2) alternative parking lot landscaping; 3) lighting; and 4) finished grade in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action)

ATTACHMENT: [ZC-21-0594\\_Color\\_Merged.pdf](#)

ATTACHMENT: [23 21-0594-120821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Forte Living, LLC



(Punch Architecture) for a zone change, 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 permits, waivers 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;
- 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.

##### **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 #0394-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **24. VS-21-0595-FORTE LIVING, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file). MN/md/ja (For possible action)

ATTACHMENT: VS-21-0595\_Color\_Merged.pdf

ATTACHMENT: 24 21-0595-120821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Forte Living, LLC (Punch Architecture) to vacate and abandon a portion of a right-of-way (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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

25. NZC-21-0484-AUTOZONE INC & JRJC, LLC:  
ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.  
USE PERMIT for retail sales and service.  
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) warehouse addition to an existing retail store; and 2) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). TS/jt/jo (For possible action)

ATTACHMENT: NZC-21-0484\_Color\_Merged.pdf

ATTACHMENT: 25 21-0484-120821.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Autozone Inc & JRJC, LLC (Autozone) for a zone change, use permit, 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**

- Resolution of Intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 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;
- Coordinate with the Regional Transportation Commission (RTC) to dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to ensure access to all points of the building within 250 feet from fire access for sprinklered structures.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0357-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. NZC-21-0528-GRAGSON-CACTUS HIGHLAND, LLC:  
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the gross area of a planned unit development; 2) reduce setbacks; 3) reduce private street width; 4) allow modified A-curb and ribbon curb with an inverted crown; 5) reduce back of curb radii for private streets; 6) allow modified private residential driveway design; and 7) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: NZC-21-0528\_Color\_Merged.pdf

ATTACHMENT: 26 21-0528-120821.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Gragson-Cactus Highland, LLC (Beazer Homes Holdings, LLC) for a zone change, 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;
- Maximum of 78 residential lots;
- No 3 story townhomes along western property line;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0359-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **27. VS-21-0530-GRAGSON-CACTUS HIGHLAND, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of a right-of-way being Russell Road located between Durango Drive and Bonita Vista Street (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [VS-21-0530\\_Color\\_Merged.pdf](#)

ATTACHMENT: [27 21-0530-120821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Gragson-Cactus Highland, LLC (Beazer Homes Holdings, LLC) 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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

28. TM-21-500152-GRAGSON-CACTUS HIGHLAND, LLC:  
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Russell Road and the east side of Bonita Vista Street (alignment) within Spring Valley. JJ/rk/jd (For possible action)

ATTACHMENT: TM-21-500152\_Color\_Merged.pdf

ATTACHMENT: 28 21-500152-120821.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Gragson-Cactus Highland, LLC (Beazer Homes Holdings, 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 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; 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**

- 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 #0359-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. ORD-21-900627: Conduct a public hearing of an ordinance to consider adoption of a Development Agreement with JONES 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south of Roy Horn Way and east of Torrey Pines Dr within Enterprise. MN/tk (For possible action)

ATTACHMENT: [ORD-21-900627PH.pdf](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board conduct a public hearing to consider an ordinance to consider adoption of a Development Agreement with JONES 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south of Roy Horn Way and east of Torrey Pines Dr within Enterprise. (For possible action):

**ACTION:** It was moved by Commissioner Jim Gibson that the ordinance (No. 4901) be adopted, 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. ORD-21-900688: Conduct a public hearing of 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 September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action)

ATTACHMENT: [ORD-21-900688PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board conduct a public hearing to consider 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 September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action):

**ACTION:** It was moved by Commissioner Jim Gibson that the ordinance (No. 4902) be adopted, 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. ORD-21-900689: Conduct a public hearing of an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

ATTACHMENT: [ORD-21-900689PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board conduct a public hearing to consider an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action):

**ACTION:** It was moved by Commissioner Jim Gibson that the ordinance (No. 4903) be adopted, 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

32. 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: [32 21-0414-120821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application P L V R E, LLC (Ethos | Three Architecture) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from November 17, 2021):

**ACTION:** Deleted from the agenda (held to January 5, 2022 per the applicant).

33. 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: 33 21-0413-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application P L V R E, LLC (Ethos | Three Architecture) for a holdover waiver of development standards and design reviews (as indicated on the ATTACHED agenda item) (held from November 17, 2021):

**ACTION:** Deleted from the agenda (held to January 5, 2022 per the applicant).

34. VS-21-0599-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC: VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and 215 Beltway, and between Manhattan Road (alignment) and Kingston Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)

ATTACHMENT: VS-21-0599 Color Merged.pdf

ATTACHMENT: 34 21-0599-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Milagro Vista Investments, LLC & Milagro Vista Investments, LLC (J. Craigmann) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 34 was taken in conjunction with Item No. 35.

Following introduction of item Nos. 34 and 35, staff advised that the Paradise Town Board recommended approval per staff.

The Board was addressed by Craig Matsueda, the applicant's representative from Wallace Morris Kline Surveying, who requested a vacation of the existing patent easements as the easements no longer benefited the public, and to facilitate the construction of storage units on the southwest side of the property.

**ACTION:** It was moved by Commissioner Jim Gibson that the applications for Item Nos. 34 and 35 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.

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

- Applicant is advised that the CCWRD has existing or proposed assets within the area proposed to be vacated per VS-21-0599; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

35. UC-21-0598-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC: USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) increase wall height; and 3) permit lighting to project upward.  
DESIGN REVIEWS for the following: 1) mini-warehouse facility; 2) off-highway vehicle, recreational vehicle, and watercraft storage facility; 3) lighting; and 4) finished grade on 7.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Oleta Avenue and the west side of Manhattan Road (alignment) within Paradise. JG/md/jo (For possible action)

ATTACHMENT: UC-21-0598\_Color\_Merged.pdf

ATTACHMENT: 35 21-0598-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Milagro Vista Investments, LLC & Milagro Vista Investments, LLC (J. Craigmann) for use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 35 was taken in conjunction with Item No. 34.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 34 for discussion, motion, and vote).

## **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; 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;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

### **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.

36. WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for throat depth.  
DESIGN REVIEWS for the following: 1) finished grade; 2) distribution center; and 3) alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action)

ATTACHMENT: WS-21-0574\_Color\_Merged.pdf

ATTACHMENT: 36 21-0574-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Trans-Aero Land & Development Co & Buckley Trust (Hip I-15 North III, LLC) for a holdover waiver of development standards and design reviews (as indicated on the ATTACHED agenda item) (held from November 17, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, staff requested that the following additional Public Works conditions be added to read: coordinate with Public Works – Development Review to determine if additional right-of-way is required for a right turn lane for the northern driveway on Lamb Boulevard; close off the drive aisle on the south side of the northern Lamb Boulevard driveway; and post “No Parking” signs on both sides of Colton Avenue.

The Board was addressed by Stephanie Allen, the applicant's representative, who advised of working with staff; advised that the proposed project was for an industrial development, the area was master planned and zoned M-D for industrial uses; the site plan had two buildings with the dock doors screened and facing internally; two access points on Lamb Boulevard and one access point on Colton Avenue; staff and the Town Board recommended approval except for the throat depth on one driveway off Lamb Boulevard, the additional conditions address the issue, the access point on the south side of the drive aisle will be closed off to eliminate truck and vehicular conflicts; a mobile home park was located to the north, will work with neighbors and will comply with the additional condition of "No Parking" signs to prevent truck parking on Colton Avenue; and requested approval.

Commissioner Kirkpatrick advised that the applicant must ensure traffic remained flowing on Lamb Boulevard, that Colton Avenue did not become a truck stop; and further advised that evaporative cooling was an inefficient cooling mechanism.

**ACTION:** It was moved by Commissioner Marilyn Kirkpatrick 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;
- Full off-site improvements;
- Coordinate with Public Works - Development Review to determine if additional right-of-way is required for a right turn lane for the northern driveway on Lamb Boulevard;
- Close off the drive aisle on the south side of the northern Lamb Boulevard driveway;
- Post "No Parking" signs on both sides of Colton Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

##### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

WAIVER OF DEVELOPMENT STANDARDS to allow freestanding signs in a Residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action)

ATTACHMENT: WS-21-0615\_Color\_Merged.pdf

ATTACHMENT: 37 21-0615-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LV Maule, LLC (Brittney Terry) for a waiver of development standards (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to December 22, 2021 per the applicant).

38. ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:  
HOLDOVER ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone. WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.  
DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). TS/lm/jd (For possible action)

ATTACHMENT: ZC-21-0320\_Color\_Merged.pdf

ATTACHMENT: 38 21-0320-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Precedent Properties, LLC & Verlaine, LLC (Precedent Properties, LLC) for a holdover zone change, waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (held from October 6, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of item, Jennifer Lazovich, representative for the applicant, advised that half of the site was zoned Designed Manufacturing (M-D) and the purpose of the zone change was to change the remaining property to M-D; the site would be used for a crane business operation for lease and sales; a consultant was hired to go door-to-door to speak to the residents of the mobile home park next to the property to advise them of the agenda item; additional conditions read into the record included (1) only track vehicles were allowed to use the unpaved portion of the property; (2) two-year review after business opens for an analysis of outside noise and dust issues; (3) install a ten foot block wall along the east boundary of the site, with an eight foot block wall around the remainder of the site; (4) applicant would be required to file an FAA Form 7460-1 and comply; (5) the maximum crane height was 200 feet; (6) and install security cameras on the exterior of the site; and the additional conditions were provided to Comprehensive Planning and Nellis Air Force Base.

It was moved by Commissioner Tick Segerblom that the application be approved, subject to staff's conditions as noted below and with additional conditions read into the record, with the following vote.

Following the motion, responding to a question from Commissioner Gibson, Ms. Lazovich, advised that the client was Mardian Equipment, based in Arizona.

**ACTION:** It was moved by Commissioner Tick Segerblom that the application be approved, subject to staff's conditions as noted below and with additional conditions read into the record, 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;
- 2 year review after business opens to review outside noise and dust issues;
- Only track vehicles are allowed to utilize the unpaved portions of the property;
- Install a 10 foot block wall on east boundary of site; remainder of the site will have an 8 foot block wall;
- Applicant required to file a Federal Aviation Administration Form 7460-1 and comply;
- Maximum crane height is 200 feet;
- Install security cameras on the exterior of the site;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- Design Review as a public hearing for any development on the southerly portion of the property;
- 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 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.

**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 #0275-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

HOLDOVER ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.

DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)

ATTACHMENT: ZC-21-0534\_Color\_Merged.pdf

ATTACHMENT: 39 21-0534-120821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Diamond Alto, LLC (Diamond Alto) for a holdover zone change, use permits, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from November 17, 2021):

**ACTION:** Deleted from the agenda (held to January 5, 2022 per the applicant).

40. NZC-21-0383-AGCOM I, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.

DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

ATTACHMENT: NZC-21-0383\_Color\_Merged.pdf

ATTACHMENT: 40 21-0383-120821.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Agcom I, LLC (Guillermo Sataray Parra) for a holdover zone change, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from November 17, 2021):

DISCUSSION: Following introduction of the item, Nancy Amundsen, Director of Comprehensive Planning, advised that Waiver No. 5 was withdrawn.

Guillermo Sataray, the applicant, advised that additional landscaping had been installed; and removed landscaping from the northeast corner which allowed site visibility for traffic.

**ACTION:** It was moved by Commissioner Tick Segerblom that the application be approved, subject to staff's conditions as noted below, and the withdrawal of Waiver No. 5, 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 revised plans submitted on October 13, 2021;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval;
- Right-of-way dedication to include a 40 foot property line radius, if required by Public Works;
- Coordinate with Public Works - Design Division for the Mojave Road improvement project;
- Dedicate any right-of-way and easements necessary for the Mojave Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way and easement dedications;
- 90 days to record required right-of-way and easement dedications.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

### **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 #0169-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #5 WAS WITHDRAWN.

41. NZC-21-0522-GRAVES M B II & S M FAM TR-EXEMPTION TRUST ETAL:  
ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: NZC-21-0522\_Color\_Merged.pdf

ATTACHMENT: 41 21-0522-120821.docx



**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of M B Graves II & S M Fam Tr-Exemption Trust Et Al (KB Home Las Vegas) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**SPEAKER(S):** Present

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

Following introduction of Item Nos. 41, 42, and 43, Bob Gronauer, the applicant's representative, advised that the property consisted of 14.5 acres; provided a brief history of the surrounding properties; the applicant was in negotiations with other property owners to purchase properties to continue the trend that would be set with the proposed site; proposed 96 lots with sizes that ranged from 3,300 square feet to 7,600 square feet, with some larger lots adjacent to Dean Martin Drive and smaller lots adjacent to I-15; advised of proposed waivers ; no offsites to be located on Dean Martin Drive and Serene Avenue; the applicant would pay for offsites when the build moves forward; homes would be single and two-story with eight different floor plans; price points would be approximately \$430,000 before added options; requested condition changes to remove asphalt sidewalks along Dean Martin Drive, and to omit the condition that single-story homes be adjacent to single-story homes.

Thomas Lopreste, Pam Kizer, and Cheryl Wilson spoke in support of the item.

Responding to a question from Commissioner Kirkpatrick, Commissioner Jones clarified that Dean Martin Drive was the Residential, Multiple Family Planned (RMP) boundary and east of Dean Martin Drive was Business Design and Research Park (BDRP).

Jason Allswang, Senior Plan Checker, responded in the affirmative for the conditions regarding the offsites read into the record and advised that the current conditions included the contribution for future offsite improvements.

Nancy Amundsen clarified the deletions of Current Planning Bullet No. 4 and Public Works Bullet No. 1.

**ACTION:** It was moved by Commissioner Justin Jones that Item Nos. 41, 42, and 43 be approved, subject to staff's conditions as noted below and with additional conditions and changes read into the record, 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;
- 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;
- Design review as a public hearing for significant changes.
- 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**

- Examine possibility of entry/exit on Serene Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 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;
- Applicant to coordinate a contribution for improvements for Dean Martin Drive and Serene Avenue.
- 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.

### **Department of Aviation**

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

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are active septic permits on APNs 177-20-204-005, 177-20-204-006, 177-20-204-007, and 177-20-204-012; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0358-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:  
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: VS-21-0523\_Color\_Merged.pdf

ATTACHMENT: 42 21-0523-120821.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of M B Graves II & S M Fam Tr-Exemption Trust Et Al (KB Home Las Vegas) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

### **CONDITIONS OF APPROVAL -**

#### **Current Planning**

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

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

- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

43. TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:

TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action)

ATTACHMENT: TM-21-500149 Color Merged.pdf

ATTACHMENT: 43 21-500149-120821.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of M B Graves II & S M Fam Tr-Exemption Trust Et Al (KB Home Las Vegas) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 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;
- Applicant to coordinate a contribution for improvements for Dean Martin Drive and Serene Avenue.
- 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.

### **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;
- Magnolia Ranch Avenue is an extension of Vicki Avenue and shall assume the same name.

### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0358-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

44. AG-21-900734: Discuss potential strategies for future evaporative air coolers for non-residential uses with regard to drought policies and the Southern Nevada Water Authority, and direct staff accordingly. (For possible action)

ATTACHMENT: [AG-21-900734.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners discuss potential strategies for future evaporative air coolers for non-residential uses with regard to drought policies and the Southern Nevada Water Authority, and direct staff accordingly. (For possible action):

DISCUSSION: Following introduction of the item, John Entsminger, General Manager at the Southern Nevada Water Authority (SNWA), spoke regarding the ongoing drought; since 2002, even though population increased, Clark County was using 23% less water from the Colorado River; progress stalled on the gallons per capita per day (GCPD) metric for urban water conservation; currently, Clark County utilized approximately 113 gallons per capita per day, but left unmitigated, due to the increase in temperatures, the GCPD metric would increase by 9 gallons per day over the next 15 years; a 50-year outward resource plan was prepared very year, which consisted of a lower demand, additional growth scenarios, and conservation goals; 99% of indoor water was recycled; advised of three consumptive water uses that could not be recovered, which included evaporative air coolers; from conversion of existing evaporative coolers to the prohibition of new evaporative coolers in developments, a GCPD savings of 2 gallons per day would be realized through 2035; and spoke of companies that were willing to either retrofit existing coolers or not include them in new construction.

Responding to a question from Commissioner Gibson regarding providing water consumption data to the Board when construction was approved, Mr. Entsminger advised that studies of specific water consumption was available but if construction moved forward while data was reviewed, the issues of water consumption could not be properly measured or addressed.

Dave Johnson, Deputy General Manager at the SNWA, advised that due to the diversity of many construction projects submitted to the Board, water consumption would be difficult to evaluate until the design process stage, which could take upwards of six months to a year; advised that time and technology would have to be considered for a possible retrofit of any existing coolers.

In response to a question from Commissioner Jones regarding applicants providing a water usage study, similar to traffic and draining studies, Mr. Entsminger agreed that would be a viable approach, but uniform rules were imperative across jurisdictions.

Commissioner Kirkpatrick spoke of directing staff to not allow any evaporative coolers effective January 1, 2022 and to change service rules should other jurisdictions not comply; and those buildings with coolers, allow ten years to convert to dry cooled air.

Responding to a question from Commissioner Jones, Mr. Entsminger spoke regarding the history and the renewal of the Colorado River Compact, that was originally signed by seven states in 1922.

In response to questions from the Board, Robert Warhola, Deputy District Attorney, advised that zoning applications for commercial and industrial development before the Board, a condition of approval could be added to prohibit coolers; for those applications already approved, an ordinance imposing a moratorium could be issued and would speak to the Building Department to determine the best and earliest point to impose that prohibition; and a Business Impact Statement would not be required if a condition was added to zoning, but legal research regarding a moratorium would be needed regarding the applications already approved; consistency was a must between all of the Commissioners and commercial and industrial developments; and to stave off an influx of applications before January 1,

2022, agreed with Ms. Amundsen that the condition for approval could be added immediately should the Board provide direction.

Commissioner Segerblom advised of needing a broader conversation with the other jurisdictions and elected officials for compliance.

Mr. Entsminger advised that on December 20, 2021, the new resource plan would be presented to the Board which would include changes in circumstances over the past 12 months; advised that the SWNA was not a regulatory agency and any adopted resolutions or guidance would have to be reduced to Water District rules, County Codes, and City Codes for passage.

Ms. Amundsen clarified direction provided by the Board; moving forward, the condition of no evaporative coolers would be added and would work with the SNWA on the proper wording.

**ACTION:** No action was taken by the Board.

45. AG-21-900735: Staff requests the Board discuss temporary events for properties within the Stadium District, and direct staff accordingly. (For possible action)

ATTACHMENT: [AG-21-900735.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board discuss temporary events for properties within the Stadium District, and direct staff accordingly. (For possible action):

DISCUSSION: Following introduction of the item, Ms. Amundsen advised that land use and transportation studies had been completed on the Stadium District (District) and worked in conjunction with various agencies to adopt safety, pedestrian, and traffic plans for events; some businesses in the District were staging temporary commercial events that were contrary to plans already in place; complaints from neighbors and visitors to the District were being received; there were safety concerns regarding visitors to these events; and requested direction from the Board to not accept or approve these types of events in the District on days when large events had been previously approved.

Responding to questions from the Board, Ms. Amundsen advised that certain events, like tailgating, had been part of previous studies, but events such as Christmas Tree sales were not; the boundaries to the overlay district were provided; agreed that signs and maps of the boundaries would be posted at the Comprehensive Planning Customer counter; and advised that a time could be set on the prohibition to the end of 2022 as a new code would be in effect starting January 2023.

Commissioner Kirkpatrick advised of a time frame of three months to allow certain events, such as the NFL draft to take place.

Ms. Amundsen suggested of placing the moratorium for three months then bringing an agenda item before the Board for further discussion.

Commissioner Kirkpatrick approved direction to staff to not accept applications for commercial temporary events through the end of March, 2022 in the Stadium District; and further advised of a possible scheduling of a meeting or workshop with the Fire Department regarding special events.

**ACTION:** No action was taken by the Board.

46. ORD-21-900642: Introduce an ordinance to consider adoption of a Development Agreement with Umer Z Malik, Trustee of the ZMZS Family Trust for a retail center (Rainbow and Meranto) on 1.9 acres, generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/tk (For

possible action)

ATTACHMENT: ORD-21-900642INTRO.pdf

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Umer Z Malik, Trustee of the ZMYS Family Trust for a retail center (Rainbow and Meranto) on 1.9 acres, generally located west of Rainbow Boulevard and north of Meranto 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. 12-8-21-1).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on December 22, 2021 at 9:00 a.m.

47. ORD-21-900667: Introduce an ordinance to consider adoption of a Development Agreement with Rainbow Arby Apts, LLC for a multi-family residential project (Rainbow - Arby Apartments) on 9.4 acres, generally located south of Arby Avenue and west of Redwood Street within Enterprise. MN/tk (For possible action)

ATTACHMENT: ORD-21-900667INTRO.pdf

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Rainbow Arby Apts, LLC for a multi-family residential project (Rainbow - Arby Apartments) on 9.4 acres, generally located south of Arby Avenue and west of Redwood Street within Enterprise. (For possible action):

**DISCUSSION:** Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 12-8-21-2).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on December 22, 2021 at 9:00 a.m.

48. ORD-21-900693: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a residential subdivision (Rainbow and Pebble) on 45.3 acres, generally located south of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/tk (For possible action)

ATTACHMENT: ORD-21-900693INTRO.pdf

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a residential subdivision (Rainbow and Pebble) on 45.3 acres, generally located south of Pebble Road and west of Rainbow Boulevard within Enterprise. (For possible action):

**DISCUSSION:** Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 12-8-21-3).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on December 22, 2021 at 9:00 a.m.

## **PUBLIC COMMENTS**



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

SPEAKER(S): Present

Margaret Anne Coleman spoke regarding topics including housing voucher programs, financial income, refinancing houses, and arsenic and lead poisoning.

There being no further business to come before the Board at this time, at the hour of 10:30 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