

# Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
TUESDAY, JANUARY 19, 2022

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 19<sup>th</sup> day of January 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:02 a.m. by Chair Gibson and on roll call, the following members were present, constituting all the members:

## CALL TO ORDER

### CHAIR AND COMMISSIONERS:

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

### Absent:

None

### Also Present:

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

JIM GIBSON

Good morning. This is the time set for our Zoning and Planning meeting. Uh – the meeting will come to order.

**ITEM NO. 1** Public Comment

NANCY AMUNDSEN

Good morning, Commissioners. The first item on the agenda is public comments.

GIBSON

Anyone wishing to comment on any item that is on our agenda are to come forward, give us your name, spell your last name, and remember that your comments are limited to three minutes under our rules. The other thing I want-cha-ta do, is tell us what item that you're addressing. Um – yes, sir?

TOM ARNOLD

Good morning, Mr. Chairman, Board of County Commissioners. My name is Tom Arnold, A-R-N-O-L-D. I live at Fifty-Four Fifty West Serene Avenue. I'm here for Items Eighteen, Nineteen, and Twenty, and request that we have a public discussion so that we're clear, as we did at the Enterprise Town Board and at the Planning Commission, and that those be pulled from routine items.

GIBSON

Okay.

ARNOLD

Thank you.

GIBSON

We'll do that. You heard that. Anyone else wishing to – uh – make comment at - during this portion of- uh – public comment? There being no one, we'll proceed with the next item on our agenda.

**ITEM NO. 2** Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

AMUNDSEN

The second item on the agenda is the approval of the agenda after considering any additions or deletions of items. Staff has the following request. Hold to the February Second, Twenty Twenty-Two BCC meeting, Item Seven, UC210677, Item Twenty-Three, UC210527. Applicants advised that renotification fees will be required. Item Twenty-Four, UC210645. And with that one, the applicant will be withdrawing without prejudice, Use Permit Number One, and the portion of the design review related to exotic animals, the tiger sanctuary, as shown on plans. Item Twenty-Five, VS210684, Item Twenty-Six, WS210683, and Item Twenty-Seven, TM21500192. Hold to the February Sixteenth, Twenty Twenty-Two BCC meeting. Item Five, ET21400166 ZC180659. The above public hearing items are going to be open as a public hearing, and immediately recessed until the dates - date as previously stated. With these deletions, which are Items Five, Seven and Twenty-Three through Twenty-Seven, the agen - agenda stands ready for your approval.

GIBSON

Thank you.

JUSTIN JONES

Mr. Chairman, with regards to Agenda Item Number Seven, I just to make sure

– uh - for anyone in the audience, this is the – uh - cannabis establishment. Um - so that is going to be held – uh - at the requ - recommendation of the District Attorney until – uh – the – uh - following meeting. And with that, I'd move for approval of the agenda.

GIBSON

Any discussion on the motion? Please cast your votes. The motion carries.

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the agenda be approved.

**ITEM NO. 3** Approval of minutes. (For possible action)

AMUNDSEN

The third item on the agenda is the approval of minutes. The minutes of the December Twenty-Second, Twenty Twenty-One Zoning Meeting are ready for your approval.

GIBSON

There's a motion by Commissioner Jones for approval of the minutes. Please cast your votes. The motion carries.

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the minutes be approved.

**ROUTINE ACTION ITEMS (4-22):**

AMUNDSEN

Next are the routine action items, which consist of Items Four through Twenty-Two, except those items previously deleted, and Items Eighteen, Nineteen and Twenty, which will be heard separately. These items may be considered – uh - together in one motion or be subject to the conditions listed with each agenda item. In addition, we have the following amendments. Item Six, ET21400178 ZC180970, Staff requests the Board revise the expiration date to February Sixth, Twenty Twenty-Five to complete. Item Ten, WS210545. Staff requests the Board add a condition under Current Planning to read, "Per plan submitted January Eighteenth, Twenty Twenty-Two." Item Thirteen, ZC210679, Staff requests the Board add conditions under Current Planning to read, "No short-term rentals, provide notice to County Ninety days prior to intent to change business model or sell project. Administrative review to be submitted to the Department of Comprehensive Planning for - that details lease terms, average number of units leased, and specific contact for neighbor complaints one year after the first unit is rented, or within two years, whichever comes first." Item Twenty-One, NZC210639, Staff requests the Board add conditions under Current Planning to read, "Install external security cameras and work with Metro to link the cameras with the - with their system, if required by Metro. And a credit check and background check shall be performed on all renters prior to entering into a lease." If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

GIBSON

Thank you.

JONES Unintelligible – of the items – unintelligible.

GIBSON There's a motion by Commissioner Jones for approval, subject to the additional commission – uh - conditions that have been read into the record. Is there any discussion on the motion? Please cast your votes. Motion carries. Thank you.

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the Consent Agenda be approved.

**ITEM NO. 4** DR-21-0688-MORSE, JEFFREY & HALEY: DESIGN REVIEW for finished grade in conjunction with a proposed single-family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**  
Current Planning

- Applicant is advised that approval of this design review does not approve an increase in wall height; 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 two 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;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**ITEM NO. 5** ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics. DESIGN REVIEWS for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action)

**ACTION:** Deleted from the Agenda (held to February 16, 2022 per the applicant).

**ITEM NO. 6** ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC: ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone. DESIGN REVIEW for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**

Current Planning

- Until February 6, 2025 to complete.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

**ITEM NO. 7 UC-21-0677-HARVEST PLAZA, LLC: USE PERMIT** to allow a cannabis establishment (cannabis retail store) in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action)

**ACTION:**

Deleted from the Agenda (held to February 2, 2022 per the District Attorney's Office).

**ITEM NO. 8 VS-21-0695-AGRAWAL, PAWAN & ROSY: VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street within Enterprise (description on file). MN/bb/jd (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**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 two 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.

**ITEM NO. 9 DR-21-0694-AGRAWAL, PAWAN & ROSY: DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**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 two years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that 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 #0420- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 10** WS-21-0545-RAINBOW 26, LLC: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection. DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) Held from January 5, 2022.

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**

**Current Planning**

- Per plans submitted January 18, 2022;
- Design review as a public hearing for the two future pad sites;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 two 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;
- Install a median island in the Oquendo Road driveway to prevent left turns out of the driveway;
- Install "No Left Turn" signage at the Oquendo Road driveway to prevent left turns out of the driveway;
- Right-of-way dedication to include an additional five feet to the back of curb for Rainbow Boulevard, 30 feet for Oquendo Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

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 #0376- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 11** WS-21-0674-LEGACY JONES, LLC: WAIVER OF DEVELOPMENT STANDARDS for increased wall height. DESIGN REVIEW for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**

Current Planning

- External face of the east wall to have a painted stucco finish to match the main building.
- 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 two years of approval date or it will expire.

Public Works - Development Review

- Comply with approved study PW16-55990;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

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

Department of Aviation

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

**ITEM NO. 12 ZC-21-0676-JOSEPHS FAMILY LAND, LP: ZONE CHANGE** to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) warehouse and distribution center; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor (description on file). MK/lm/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Cross access easement along the east property line adjacent to APN 140-08-202-006 to be coordinated with the future project to the east;
- 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 the installation and use of cooling systems that consumptively use water will be prohibited; that lighting on the south elevation of Building 2 shall be shielded per 30.56; 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 two years of approval date or they will expire.



Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Marion Drive;
- Provide two cross access points for APN 140-08-202-006; one from the south and one from the west;
- Coordinate with Public Works - Kaizad Yazdani for the bridge improvements on Marion Drive;
- Dedicate any right-of-way and easements necessary Marion Drive bridge;
- Coordinate with Public Works-Roads Division and Development Review Division for the required fencing adjacent to the drainage channel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that a Nevada Department of Transportation (NDOT) permit may be required for work in NDOT right-of-way; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 13** ZC-21-0679-COUNTY OF CLARK (AVIATION): ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development. WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets. DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

CONDITIONS OF APPROVAL –  
Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- No short-term rentals;
- Provide notice to County 90 days prior to intent to change business model or sell project;
- Administrative review to be submitted to the Department of Comprehensive Planning that details lease terms, average number of units leased, and specific contact for neighbor complaints 1 year after the first unit is rented or within two years, whichever comes first;
- 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 reviews must commence within four 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 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 #0161- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 14** VS-21-0680-COUNTY OF CLARK (AVIATION): VACATE AND ABANDON easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

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 two 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.

**ITEM NO. 15** TM-21-500191-COUNTY OF CLARK(AVIATION): TENTATIVE MAP consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

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 four 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 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 #0161- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 16 ZC-21-0698-UNLV RESEARCH FOUNDATION: ZONE CHANGE** to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

CONDITIONS OF APPROVAL –

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**ITEM NO. 17** TM-21-500194-UNLV RESEARCH FOUNDATION: TENTATIVE MAP consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

**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 four years or it will expire.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**ITEM NO. 18** NZC-21-0621-MCCURDY DIANA & BRUCE: ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone. DESIGN REVIEW for a single family residential development on 16.1 acres. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action)

AMUNDSEN

Next are Items Eighteen, Nineteen and Twenty, which can be heard together. Item Eighteen, NZC210621, a zone change to classify one acre from RE rural estates residential zone, to R2 medium density residential zone, design review for single family residential development on sixteen acres generally located on the south portion of Richmar Avenue, three hundred feet west of Decatur Boulevard within Enterprise. Item Nineteen, VS210622, vacate and abandon easements of interest to Clark County located between Richmar Avenue alignment and Gary Avenue alignment, and between Decatur Boulevard and Edmond Street within Enterprise. And Item Twenty, TM21500176, tentative

AMUNDSEN

map consisting of fifty-six residential lots and common lots on six point - on a six-point six-acre portion of an approved single family residential development on sixteen point one acres. In addition, Commissioners, on both Items Eighteen and Twenty, we - we request that the Board replace Bullet Point Number One under Public Works with "provide an egress point on Richmar Avenue."

GIBSON

Thank you. Mr. Gronauer, good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name is Bob Gronauer, Nineteen Eighty Festival Plaza Drive. I'm here representing KB Home in this matter. Um - if I could get your attention to the overhead. Um - maybe I could jog your memory on this piece of property. Um - in July of last year - um - I was representing KB Home on this matter, and we came in with an R2 - uh - Zone Change Application. Uh - this is Decatur. This is Gary located here. This is Richmar. And we have Edmond Street located here. One of the - the items of discussion, as the item was approved, was about the buffering issue about this acre piece of property that we made representations on behalf of KB Home at that time that we were entering into a contract to purchase the home. There was a lot of debate. Um - there was a condition on there that's - uh - basically stated that if we did not purchase that property, we had to come in with larger lots to buffer the individual lot. Um - as represented back in July, we told you with the site plan that - uh - it was KB's commitment to come in and purchase the property. Um - they're moving forward with that purchase, as I speak to you today, with respect to this non-conforming zone change. Uh - so the non-conforming zone change is a portion of this. Uh - I think it comes out to about, excuse me, point nine three acres of property. Initially, when I was here in July, this was the site plan itself that was - uh - approved subsequent to the additional condition that required, I believe it was a minimum seventy-five hundred square foot lots adjacent to the lot itself. Since that time and it - when we were at the hearing, I don't know if I n - initially submitted or showed you the plan that we're coming in with. This is not the - the plan that we had, but this is essentially the - um - plan that we've come up with. Um - as you can see here, re - main ingress and egress is gonna be off of Edmond Street. Uh - we did put, we were asked and we did put an egress, which is located here - uh - additional - uh - egress out here on Richmar because if you also recall, one of the conditions that the Commissioner - uh - required us to do is pave - uh - this area and this - uh - this location in here to Richmar so it comes out to Decatur itself. So, this is a - uh - non-conforming zone change - uh - for R2 for this portion in this area, but as we represented back in July - uh - we are here with - uh - purchasing this - uh - additional parcel. And more importantly, not only do it, did we now just add not only ingress and egress here, but we're taking egress out here on Richmar, which will come out to - uh - Decatur. Uh - so the staff's - uh - added conditions in there is what we would ask you to approve the application for.

GIBSON

Thank you, Mr. Gronauer. This is a public hearing, and we're at this point ready to take any comment or testimony that anyone here would offer. Please come forward, state your name, spell your last name, and - uh - remember that there's a three-minute limit to your comments.

GIBSON

ARNOLD

Tom Arnold, A-R-N-O-L-D, Fifty-Four Fifty West Serene Avenue. Um - we've had extensive discussions about this project – uh - both at Enterprise Town Board and at the Planning Commission. Um - I think we can be relatively short here. What's important, I think, certainly as – as – uh - residents that live here is that these projects are all coming in on top of one another. Uh - in it, this is a - a Pulte project that was approved with a single point of ingress and egress on – uh - a sixty foot right of way, Edmond. This is the project that Mr. Gronauer is here for the applicant for KB Homes. And as you can see, we've got over three hundred homes and probably six to seven hundred cars that potentially would be trying to enter a small residential street. This, by the way, on this line is where the RNP starts. So, the only concerns we had - we really have tried to be reasonable and to not trying to take away density from the developer. They're about making money and providing housing, and we understand that and trying to work with them. So, the - there were two conditions that came out of – uh - both the Town Board and the – um - and the Planning Board that were extremely important to us. And I think one and a half is being offered, so we may only be talking about half a condition. One was that since these lots are gonna be so very, very narrow – um - there will be – um – if - if you could put a driveway anywhere, there could be virtually no on-street parking in the project, which would then potentially spill parking into the - into the development. So, one of the conditions was that the driveways be paired, that they be, as lots are adjacent to each other, that the driveways are side by side. Is that agreeable – um - Mr. Gronauer, to the applicant? Is that ... he - he's not gonna respond to me. Um - so that was one condition. And the other condition is that we try to alleviate some of the – um - you know, some of the traffic on Edmar by having a point at the ingress and egress on Richmar. The road is gonna be paved. The density is seven point nine per acre. They're picking up eleven lots by the addition of the McCurdy acre. And so rather than lose one and have ten, if they had nine, they could provide ingress and egress. One of the biggest arguments that was presented to me was, well, the Board of County Commission didn't require anything like that of – of – uh - Pulte on this project, so why should we do it? So anyway, my - my request is that we not amend the - the p - the condition and that it - it require both a point of ingress and egress on Richmar, and pair driveways to maximize on-street parking, and it would have the residents' support.

GIBSON

Thank you. Is there anyone else who wishes to comment?

HOLLY SPEIRS

Holly Speirs, Nine One Eight Zero Mohawk. Um - just want to give a vote of confidence for Tom. This is - we've discussed this as neighbors and - and we all – um - agree there's – with – um – his - his notes there. I did want to take a little bit of time here. I had just- uh - talked to some people, and the – um - one of the justifications here says that there will not be substantial adverse effects on public facilities. I just spoke to somebody about their child that's in – um - the high school there, Desert Oasis High School. She says that her child does not go to the restroom the whole day because of the overcrowding in that high school, and that of the bullying and the other things that - that go on with overcrowding like that. So, I don't know why this is passed over. It's just not the schools and the - you know – the - the police and the traffic and the ... it's n

SPEIRS

- it's not all that, it's all together. It compounds ea - each other. And everything below Silverado Ranch is being developed right now. So, we're dealing with those potential homes that are not part of this. You know, we're not talking about that. We're talking about those, this one p - plot and where it's next to the other one. And that in it - in and of itself is gonna generate a very compounding. So, I - I - I'm really concerned that these things are not taken into consideration, that they're not - um - that - that the - the real-life human aspect of overcrowding in the schools is really not taken into effect here, and that we're - we're going, "Well, that's CCSD's problem," or, "That's the Public Works' problem," or, no - no. It's our problem. Y - you guys are approving these things and the - there, it's important to take a look at that. And I really appreciate all the time that you spend. I know that the - there is, this is just one t - this is important to me, right. It's just one thing. But for you guys, it's big and huge, and I appreciate all that you do. We seriously ap - uh - appreciate our Commissioners. Thank you very much.

GIBSON

Thank you, ma'am. Is there anyone else who wishes to- to testify today on this item?

HANINE JARAYSAH

Hi, my name is - uh - Hanine Jaraysah.

GIBSON

We - you're gonna have to almost eat that microphone for us to hear you, so.

JARAYSAH

Hi, my name is Hanine Jaraysah. I actually live at 90 -

GIBSON

Please spell us - spell for us your last-

JARAYSAH

Uh - J-A-R-A-Y-S-A-H. And I live at Ninety Eighty-Four Mountain Lakes Avenue. And - um - this lot is right in my backyard, like - um - the wall is - uh - short, so I can see the whole lot. And I took pictures. I don't know if this is gonna show on this screen, but - um - if you look closely right here, that's the lot. That's the lot -

GIBSON

So, everything -

JARAYSAH

Sorry.

GIBSON

- everything you're saying needs to be said into the mic. Okay?

JARAYSAH

Yeah. Uh - so that's the lot that - um - overlooks in my - in my house. And I was wondering if - uh - the builder is planning on, if - if they do go b - with it - um - if they would make the wall higher, so it can give me my privacy that I - I've had the whole time. Um.

GIBSON

Okay.

JARAYSAH

That was my concern, is that - um - my privacy's gonna be taken away with this development.

GIBSON All right.

JARAYSAH Thank you.

GIBSON Thank you very much.

JARAYSAH Thank you.

GIBSON Is there anyone else who wishes to speak on this item? There being no one, then the public hearing is closed. Commissioner Jones?

JONES Uh - thank you Mr. Chairman. Um – uh - Mr. Gronauer, can you address a couple of the concerns that came up first? With regards to the paired driveways, is it – uh - is it the applicant's – um – uh - acceptance of that condition?

GRONAUER Uh - no, sir. We - we have to have these – um – uh - designed a certain way for the driveways itself. You have utilities that you have to – um - also take into consideration. So, it's not as easy as – um - from a layman, just saying, "Let's just do that this - this way to pair them," because you have utilities and other considerations you gotta deal with in - in designing the lot.

JONES Ms. Amundsen?

AMUNDSEN Um – this - that condition that notes every two driveways shall be adjacent to lots - on lots to maximize street parking was a Planning Commission – um - condition, and we've heard nothing from the applicant requesting that be changed.

JONES And it was my understanding that was acceptable.

GRONAUER Okay. W - yeah, one second.

JONES Mm-hmm.

GRONAUER Let me -

GIBSON There really should be three style lots to maximize street parking.

GRONAUER Yeah. Uh - my understanding is where possible, we're gonna be - we're gonna be able to line that up that way, where it's possible.

JONES Okay. What does that mean?

GRONAUER (laughs).



JONES (laughs) Sorry.

GRONAUER We will do it unless - uh - I - from an engineering or utility purpose that we're unable to do that.

JONES Ms. Amundsen, does that work?

AMUNDSEN Then we would have to modify the out - the - um - condition because the condition is very clear that they have to do that. So - um - maybe add, unless, um, engineering justifies otherwise, or something to that effect. But then they have to prove to us every single time that if there is a - a - um - deviation from this condition, why they've deviated from that condition.

JONES Okay.

GRONAUER That's fine.

JONES Acceptable?

GRONAUER Yep.

JONES All right. With regards to the concern that was raised with regards to wall height, I - I'm a little bit confused by - by that request because what's currently before the Commission, there's no neighbors - um - for what the applicant is here on. So, I don't - I don't know if you can address that.

GRONAUER Yeah. I - I was gonna address it. That's the reason why I put this up here.

JONES Yeah.

GRONAUER As you can see in this area, this is Decatur. Uh - we have Richmar, we have Edmond, and we have Gary. So, we are not adjacent to any residential. Um - your, I guess kitty corner on the corner of Richmar and Edmond, and kitty corner down here off of Edmond and Gary is about the only - uh - existing residential that we would be nearby.

JONES Okay. And with regards to the ingress, egress - uh - issue, I'm gonna ask - uh - Mr. Papazian to comment on that.

ANTONIO PAPAZIAN Thank you, Commissioner. Uh - just by adding an additional egress - uh - point off of Richmar, they should see equal - uh - distribution of traffic. So, it will alleviate a lot of the traffic - um - from the entrance point of the two subdivisions, just by adding the egress point.

JONES Okay. But in terms of the ingress - uh - my understanding was that you had concerns about the throat depth that would be required-

JONES



- 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

- Provide an egress point on Richmar Avenue;
- Work with Public Works - Traffic Division for traffic calming solutions (including stop signs, crosswalks, etc.);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, five additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Department of Aviation

- Applicant is 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 is an active septic permit on APN 176-24-801-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0392- 2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 19 VS-21-0622-MCCURDY DIANA & BRUCE: VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action)**

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the applications for Item Numbers Eighteen, Nineteen, and Twenty be approved, subject to staff conditions and additional conditions read into the record.

**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 two years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, five additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**ITEM NO. 20** TM-21-500176-MCCURDY DIANA & BRUCE: TENTATIVE MAP consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by unanimous vote that the applications for Item Numbers Eighteen, Nineteen, and Twenty be approved, subject to staff conditions and additional conditions read into the record.

**CONDITIONS OF APPROVAL –**

**Current Planning**

- Every two driveways shall be adjacent on lots to maximize street parking, unless engineering conditions make it impossible to comply.
- 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 four years or it will expire.

Public Works - Development Review

- Provide an egress point on Richmar Avenue;
- Work with Public Works - Traffic Division for traffic calming solutions (including stop signs, crosswalks, etc.);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, five additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division – Addressing

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

Department of Aviation

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

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 #0392- 2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 21** NZC-21-0639-CM BOULDER 1-674, LLC: ZONE CHANGE to reclassify 9.2 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone. WAIVER OF DEVELOPMENT STANDARDS to increase building height. DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the northeast side of Boulder Highway, 1,000 feet northwest of Gibson Road within Whitney (description on file). JG/jt/jo (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved, subject to staff conditions.

CONDITIONS OF APPROVAL –

Current Planning

- Resolution of Intent to complete in three years;
- Install external security cameras and work with Metro to link the cameras with their system (if required by Metro);
- A credit check and background check shall be performed on all renters prior to entering into a lease;

- 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;
- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 22** ORD-21-900796: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 20, 2021, November 3, 2021, and November 17, 2021 meetings. (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by unanimous vote that the recommendation (including the adoption of Ordinance No. 4914) be approved.

**ITEM NO. 23** UC-21-0527-PEPPER LANE HOLDINGS, LLC: HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)  
(Held from December 22, 2021)

**ACTION:** Deleted from the agenda (held to the February 2, 2022, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

**ITEM NO. 24** UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS: HOLDOVER USE PERMITS for the following: 1) permit inherently dangerous exotic animals; and 2) recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building; 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs. DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action) (Held from December 22, 2021.)

**ACTION:** Deleted from the agenda (held to the February 2, 2022 per the applicant; and withdraw without prejudice Use Permit Number One and the portion of the design review related to exotic animals; tiger sanctuary as shown on plans).

**ITEM NO. 25** VS-21-0684-GIVANT, DAWN & BURCO, KIM: VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action)

**ACTION:** Deleted from the agenda (held to the February 2, 2022 per the applicant).

**ITEM NO. 26** 2WS-21-0683-GIVANT, DAWN & BURCO, KIM: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

**ACTION:** Deleted from the agenda (held to the February 2, 2022 per the applicant).

**ITEM NO. 27** TM-21-500192-GIVANT, DAWN & BURCO, KIM: TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

**ACTION:** Deleted from the agenda (held to the February 2, 2022 per the applicant).

**ITEM NO. 28** NZC-21-0624-WALKER AMBER RAE & SLENDER MANDY LYNN & LISA IRENE: ZONE CHANGE to reclassify 2.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an R-3 (Multiple Family Residential) (AE-60) Zone. DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/al/jo (For possible action)

AMUNDSEN  
Next is Item Twenty-Eight, NZC210624, zone change to a classified two point nine acres from an RE Rural Estates Residential AE60 Zone to an R3 Multiple Family Residential AE60 zone, design review for a multiple family residential development, generally located on the south side of Coran Lane, one hundred thirty-five feet west of Simmons Street within Lone Mountain. The Lone Mountain CAC recommended approval, as did the Planning Commission.

GIBSON  
Ms. Lazovich?

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich, Nineteen Eighty Festival Plaza Drive, here today on behalf of the applicant. The location of the site is just south of Coran Lane. Um - this map is interesting because it does show you that the property in green are the County islands. This map shows you that – uh - predominantly the site is surrounded on the south, east, and west sides by a property that's located in the City of Las Vegas. All the colors – uh - reference the City of Las Vegas, and our site is located right there. This map shows you that – uh - north of Coran Lane is the City of North Las Vegas. Again, our site is shown in that – uh - area right in that location. We are proposing a non-conforming zone change to R3 for a multi-family project with Coran Lane – uh - on the north. Uh - we appreciate Town Board recommending approval of this project. Uh - we did have an opportunity at the Planning Commission. A couple of neighbors came out who live to the west of this site on the other side of the school in the County island. So, we had an opportunity to go and meet with them, and we proposed some additional conditions, which I will loosely read into the record. I sent the exact language to your Planning Staff last week. But essentially, we would agree to put in an eight-foot-tall perimeter block wall on the east, west and south portion of the site, just so for – um - so you know what's going on on the Coran Lane side, because it is adjacent to a street. And in working with Metro, they like to have some visibility through the site. We would propose to use a wrought iron – uh - a wrought iron with pilasters along the Coran Lane side, just so that you could have some visibility into the site. The next condition is that the project will be gated. We're already showing the project to be gated, but the neighbors felt more comfortable with us adding that as a condition. Next – uh - install security cameras on the – uh - exterior of the site and work with Metro to coordinate those cameras, if required. And then finally, add palm trees within the entry area off of Coran Lane. This was something that – um – was - we specifically discussed with Commissioner McCurdy. So, with those additional conditions, we would ask for your approval of the project.

GIBSON

Does that complete your presentation?

LAZOVICH

Yes, thank you.

GIBSON

Is there anyone here who wishes to speak on this item? This is now a public hearing, and it is open. It appears there is no one who wishes to speak on this item. The public hearing is closed. Commissioner M - McCurdy.

WILLIAM MCCURDY II

Thank you, Mr. Chair – uh - and thank you Miss Lazovich for, you know, the – um – a - exorbitant amount of time that you spent on this project. I think that you went over and beyond – um - to make sure that not only the residents were – um - pleased with the project, but also – uh - everyone else who - who spoke up. Uh - and with that being said, I move for approval – uh - with the listed recommendations – uh - to be included. Mr. Chair.

GIBSON

Commissioner McCurdy has a motion on the floor. Is there any discussion on the motion? Please cast your votes. The motion carries. Thank you.



LAZOVICH

Thank you.

**ACTION:**

It was moved by Commissioner William McCurdy and carried by unanimous vote that the application be approved, subject to staff conditions.

**CONDITIONS OF APPROVAL –**

**Current Planning**

- Resolution of Intent to complete in three years;
- Project will be gated;
- Eight foot tall perimeter block walls shall be installed on the east, west, and south;
- Install exterior security cameras and coordinate with Metro;
- Add palm trees within the entry area off Coran Lane;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include five feet for Coran Lane.

**Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that there is an active septic permit on APN 139-20-301-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this

system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

**ITEM NO. 29** ORD-21-900826: Introduce an ordinance modifying Title 30 to allow an alternative housing option in specific multiple family zoning districts. (For possible action)

AMUNDSEN

Next are ordinances for introduction. Item Twenty-Nine, Ordinance 21900826, introduce an ordinance modifying Title Thirty to allow an alternative housing option in s - specific multiple family zoning districts. Um - Commissioners, before we set the public hearing for this, I just wanted you to know that this went to the Planning Commission last night and the - and most of the comments were related to making sure that there was sufficient open space, that the design of the site – um - lent itself to keeping it up instead of going downhill, and that sort of thing. So again, this would be on a case-by-case basis, but I did want you to know that we did – uh - present it to the Planning Commission last night. So, we would request this be set for public hearing for February Second, Twenty Twenty-Two.

GIBSON

I'll introduce the ordinance and set the public hearing for February Twenty-Second, Twenty -

AMUNDSEN

February Second.

GIBSON

February Second, Twenty Twenty-Two.

**ITEM NO. 30** ORD-21-900836: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential subdivision (Edmond Street - Richmar Avenue) on 16.1 acres, generally located at the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/tk (For possible action)

AMUNDSEN

Um – Item Thirty, Ordinance 21900826 is a recommendation that you introduce an ordinance to consider adoption of a development agreement with KB Homes Las Vegas for a single-family residential subdivision, Edmond Street and Richmar Avenue. We request this be set for public hearing for February Second, Twenty Twenty-Two.

GIBSON

I'll introduce the ordinance and set the public hearing for February Second, Twenty Twenty-Two.

## **PUBLIC COMMENTS**

AMUNDSEN

And the last item is the last time for public comments.

GIBSON

Is there anyone who wishes to speak – uh - to this Board – uh - this morning in the second portion of our public comment? If so, we'd invite you to come forward. It appears there are no - is no one, so we wish you a happy day and a happy couple of weeks. This meeting's adjourned. Geez.

There being no further business to come before the Board at this time, at the hour of 9:30 a.m., the meeting was adjourned.

APPROVED:

/s/ James B. Gibson  
JAMES B. GIBSON, CHAIR

ATTEST:

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