

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, DECEMBER 8, 2010

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 and mark the commencement of the twenty-five (25) day limitation period specified.

OPENING CEREMONIES

Call To Order

1. [Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items.](#)
2. [Approval of minutes.](#)

Board of County Commissioners' Zoning Meeting minutes for 10/20/10.

[**ROUTINE ACTION ITEMS \(3 - 19\)** The following items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended by staff and all applicable standard conditions for the application type, should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners. All remaining items are subject to the conditions listed on each agenda item and all applicable standard conditions for the application type.](#)

DESIGN REVIEWS, EXTENSIONS OF TIME, VACATION AND ABANDONMENT, USE PERMITS, SUBDIVISION, WAIVER OF CONDITIONS, AND WAIVERS OF DEVELOPMENT STANDARDS

3. **DR-0466-10 - FRESH & EASY PROPERTY COMPANY, LLC:**
HOLDOVER DESIGN REVIEW for a grocery store in conjunction with an approved shopping center on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. SB/tc/ml

APPROVED –

Current Planning

- **Design review as a public hearing for signage and lighting;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;**
- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification**

for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study update and compliance;
- Traffic study update and compliance;
- Construct full off-sites;
- Nevada Department of Transportation approval.

Southern Nevada Health District (SNHD) – Subdivision

- Applicant is advised to provide on-site and off-site Civil Improvement Plans to SNHD for review; the subdivision submittal requirements for improvement plans are located online at: <http://www.southernnevadahealthdistrict.org/subdivision/index.php>; and to contact the SNHD Subdivision Program at 702-759-0661 for more information.

ATTACHMENT: [dr046610-cl-map.pdf](#)

ATTACHMENT: [dr046610-bw-map.pdf](#)

ATTACHMENT: [P0296375.DOC](#)

4. **DR-0494-10 - TROPICANA LAS VEGAS, INC.:**

DESIGN REVIEW to increase wall sign area in conjunction with an existing resort hotel (Tropicana) on 33.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Tropicana Avenue within Paradise. RR/ar/mb

**APPROVED –
Current Planning**

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

ATTACHMENT: [dr049410-cl-map.pdf](#)

ATTACHMENT: [dr049410-bw-map.pdf](#)

ATTACHMENT: [P0295839.DOC](#)

5. **NZC-0982-04 (ET-0164-10) - HURLEY, STEVEN & DONNA:**

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a plant nursery.
USE PERMIT for outside storage for a plant nursery to be located in front of the building. Generally located on the north side of Gomer Road, 300 feet east of Fort Apache Road within Enterprise (description on file). SB/pb/ml

HELD - 01/05/11 - per the applicant to attend the Enterprise Town Board meeting.

ATTACHMENT: [et016410-cl-map.pdf](#)

ATTACHMENT: [et016410-bw-map.pdf](#)

ATTACHMENT: [P0295840.DOC](#)

6. **NZC-0963-07 (ET-0168-10) - RHODES RANCH G.P.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.1 acres from R-E (Rural Estates) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARD to modify landscaping requirements.
DESIGN REVIEW for a multi-family apartment complex. Generally located on the northwest corner of Sunset Road and Grand Canyon Drive within Spring Valley (description on file).
SB/rk/ml

APPROVED –

Major Projects - Planning

- **Until October 17, 2013 to complete;**
- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.**

Public Works – Development Review

- **Compliance with previous conditions.**

ATTACHMENT: [et016810-cl-map.pdf](#)

ATTACHMENT: [et016810-bw-map.pdf](#)

ATTACHMENT: [P0295841.DOC](#)

7. **UC-1126-07 (ET-0165-10) - NEVADA POWER COMPANY:**
USE PERMITS FIRST EXTENSION OF TIME to commence and review the following: 1) a public utility structure (electrical substation) including ancillary structures and facilities; and 2) temporarily waive street landscaping.
DESIGN REVIEW for a public utility structure (electrical substation) including ancillary structures and facilities on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Industrial Road and Echelon Resort Drive within Winchester. CG/gc/ml

APPROVED –

Current Planning

- **Until December 5, 2012 to commence;**
- **Until December 5, 2012 to review use permit #2 (street landscaping);**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;**
- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.**

Public Works – Development Review

- **Compliance with previous conditions.**

ATTACHMENT: [et016510-cl-map.pdf](#)

ATTACHMENT: [et016510-bw-map.pdf](#)

ATTACHMENT: [P0295846.DOC](#)

8. **UC-1127-07 (ET-0166-10) - NEVADA POWER COMPANY, ET AL:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) electrical transmission lines; and 2) public utility structures including ancillary structures and facilities.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit overhead power lines; and 2) encroachment into airspace.

DESIGN REVIEW for public utility structures (electrical transmission lines) including ancillary structures and facilities in an R-E (Rural Estates Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a U-V (Urban Village - Mixed Use) Zone, a P-F (Public Facility) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Industrial Road/Dean Martin Drive from Sahara Avenue running south to Flamingo Road, and running west along the north and south sides of Flamingo Road to a quarter mile west of Decatur Boulevard within Winchester, Paradise, and Spring Valley. CG/SB/gc/ml

HELD - 02/16/11 - per Commissioners Giunchigliani and Brager for the applicant to work with an adjacent property owner.

ATTACHMENT: [et016610-cl-map.pdf](#)

ATTACHMENT: [et016610-bw-map.pdf](#)

ATTACHMENT: [P0295848.DOC](#)

9. **ZC-0300-06 (ET-0169-10) - BBCME LAND, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 27.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in conjunction with a residential subdivision in the Mountain's Edge Master Planned Community. Generally located on the northeast corner of Starr Avenue and Buffalo Drive within Enterprise (description on file). SB/rk/ml

APPROVED –

Major Projects - Planning

- **Until December 6, 2016 to complete;**
- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.**

Public Works – Development Review

- **Compliance with previous conditions.**

Southern Nevada Health District (SNHD) – Septic System Program

- **Applicant is advised that the existing residential septic systems, permit #SL681 installed on APN 176-34-401-003 and permit #SJ523 installed on APN 176-34-401-008, must be abandoned/removed pursuant to Section 17 of the SNHD Regulations and the property connected to public sewer for the proposed development; the domestic water supply wells may need to be abandoned (plugged) for the proposed development; and to please contact the Nevada Division of Water Resources at (702) 486-2770 for more information about well abandonment requirements.**

ATTACHMENT: [et016910-cl-map.pdf](#)

ATTACHMENT: [et016910-bw-map.pdf](#)

ATTACHMENT: [P0295849.DOC](#)

10. **VS-0505-10 - BBCME LAND, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue

and Starr Avenue, and between Tenaya Way (alignment) and Buffalo Drive, and portions of rights-of-way being Starr Avenue, Buffalo Drive, Boyd Avenue, Siddal Avenue, Chartan Avenue, Monte Cristo Way, and an un-named street located between Erie Avenue and Starr Avenue, and between Tenaya Way (alignment) and Buffalo Drive in an R-2 (Residential Urban Density) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community within Enterprise (description on file). SB/rk/mb

HELD - 12/22/10 - per Commissioner Brager.

ATTACHMENT: [vs050510-cl-map.pdf](#)
ATTACHMENT: [vs050510-bw-map.pdf](#)
ATTACHMENT: [P0296077.DOC](#)

11. **UC-0504-10 - BBCME LAND, LLC:**

USE PERMITS for the following: 1) reduced front setback to a garage; 2) reduced lot size; 3) increased wall height; 4) allow early grading; 5) reduced street off-set; and 6) modify required street improvements in accordance to the County's Uniform Standard Drawings in conjunction with a residential development.

DESIGN REVIEW for a single family residential development on 95.5 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Mountain's Edge Master Planned Community. Generally located between Erie Avenue and Starr Avenue and the east side of Buffalo Drive within Enterprise. SB/rk/mb

HELD - 12/22/10 - per Commissioner Brager.

ATTACHMENT: [uc050410-cl-map.pdf](#)
ATTACHMENT: [uc050410-bw-map.pdf](#)
ATTACHMENT: [P0296155.DOC](#)

12. **TM-0081-10 - BUFFALO STARR @ MOUNTAINS EDGE:**

TENTATIVE MAP consisting of 569 residential lots and common lots on 95.5 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Mountain's Edge Master Planned Community. Generally located between Erie Avenue and Starr Avenue and the east side of Buffalo Drive within Enterprise. SB/rk/mb

HELD - 12/22/10 - per Commissioner Brager.

ATTACHMENT: [tm008110-cl-map.pdf](#)
ATTACHMENT: [tm008110-bw-map.pdf](#)
ATTACHMENT: [P0296078.DOC](#)

13. **UC-0497-10 - SAMIR, TUMA AND GRACE, ET AL:**

USE PERMIT to allow a check cashing service.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between check cashing services; and 2) reduce the minimum size for a check cashing service in conjunction with an existing commercial/office complex on 1.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and SOSA Overlay Districts. Generally located on the south side of Sahara Avenue and the east side of Lynwood Street within Winchester. CG/pb/mb

APPROVED –

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

ATTACHMENT: [uc049710-cl-map.pdf](#)

ATTACHMENT: [uc049710-bw-map.pdf](#)

ATTACHMENT: [P0295852.DOC](#)

14. **UC-0501-10 - LENC00:**

USE PERMIT for a check cashing service.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a check cashing service to a residential use; 2) reduce the separation between check cashing services; and 3) reduce the minimum size for a check cashing service in conjunction with an existing commercial building on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Tropicana Avenue and the west side of Merrill Avenue within Paradise. RR/pb/ml

APPROVED –

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

ATTACHMENT: [uc050110-cl-map.pdf](#)

ATTACHMENT: [uc050110-bw-map.pdf](#)

ATTACHMENT: [P0295854.DOC](#)

15. **UC-0534-10 - ALMA GW AZ LLC, ET AL:**

USE PERMITS for the following: 1) convenience store; and 2) alcohol sales - packaged only (beer, wine, and liquor) in conjunction with a convenience store within a commercial development. DESIGN REVIEW for a convenience store on 2.8 acres in an H-2 (General Highway Frontage) Zone in a MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Cimarron Road within Enterprise. SB/al/mb

APPROVED –

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and that this application must commence within 2 years of approval date or it will expire.

ATTACHMENT: [uc053410-cl-map.pdf](#)

ATTACHMENT: [uc053410-bw-map.pdf](#)

ATTACHMENT: [P0296461.DOC](#)

16. **DR-0052-08 (WC-0183-10) - BUREAU OF LAND MANAGEMENT (CLARK COUNTY**

PARKS AND RECREATION):

WAIVER OF CONDITIONS of a design review requiring full off-sites along Lone Mountain Road in conjunction with a regional park on an 84.0 acre portion of 201.2 acres in a P-F (Public Facility) Zone. Generally located on the north and south sides of Lone Mountain Road, west of Jensen Street within Lone Mountain. LB/jt/ed

**APPROVED –
Current Planning**

- All applicable standard conditions for this application type.

Public Works – Development Review

- Applicant to include conduit and pull boxes for streetlights on off-site improvement plans.

ATTACHMENT: [wc018310-cl-map.pdf](#)
ATTACHMENT: [wc018310-bw-map.pdf](#)
ATTACHMENT: [P0296460.DOC](#)

17. **WS-0508-10 - L V PYLE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase the number of project identification signs.

DESIGN REVIEW for a comprehensive lighting and sign package in conjunction with an approved multi-family residential development on 16.4 acres in H-1 (Limited Resort and Apartment) Zone in the MUD-4 Overlay District. Generally located on the south side of Pyle Avenue and the west side of Haven Street within Enterprise. SS/mk/ml

HELD - 12/22/10 - per the applicant.

ATTACHMENT: [ws050810-cl-map.pdf](#)
ATTACHMENT: [ws050810-bw-map.pdf](#)
ATTACHMENT: [P0296396.DOC](#)

ZONE CHANGES IN CONFORMANCE WITH THE LAND USE PLAN

18. **ZC-0495-10 - SANSINENA FAMILY TRUST:**

ZONE CHANGE to reclassify 2.1 acres from R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone for a future single family residential development in the Moapa Valley Overlay District. Generally located on the southwest corner of Scott Avenue and Pioneer Road within Moapa Valley (description on file). TC/gc/mb

**APPROVED –
Current Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- All applicable standard conditions for this application type.

ATTACHMENT: [zc049510-bw-map.pdf](#)
ATTACHMENT: [zc049510-cl-map.pdf](#)
ATTACHMENT: [P0295856.DOC](#)

19. **ZC-0510-10 - NEVADA H.A.N.D., INC:**

ZONE CHANGE to reclassify 0.5 acres from R-1 (Single Family Residential) (AE-60) Zone and

R-1 (Single Family Residential) (AE-60) Zone under Resolution of Intent to C-P (Office & Professional) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone.
USE PERMIT for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) reduced separation from a trash enclosure to residential development; 4) increased wall height; and 5) reduced throat depth.
DESIGN REVIEW for an expansion to an existing youth referral service. Generally located on northwest corner of Shirley Street and Radkovich Avenue within Paradise (description on file).
RR/mc/mb

APPROVED –

Current Planning

- Expunge UC-0899-08;
- Video camera surveillance system to be placed at the entrance that can survey and detail the images from the street;
- Design review as a public hearing for any significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years or it will expire.

Public Works – Development Review

- Driveway location and widths to be approved by Public Works - Development Review.

ATTACHMENT: [zc051010-cl-map.pdf](#)

ATTACHMENT: [zc051010-bw-map.pdf](#)

ATTACHMENT: [P0296168.DOC](#)

NON-ROUTINE ACTION ITEMS (20 - 30) The following items will be considered separately. Any person representing an application should approach the podium as your item is announced. Anyone wishing to speak for or against an item should move to the first couple of rows and be prepared to speak when directed by the Board of County Commissioners.

EXTENSION OF TIME, WAIVER OF DEVELOPMENT STANDARDS, AND SUBDIVISION

20. **UC-0395-04 (ET-0155-10) - S.F. NEVADA, LLC:**
HOLDOVER USE PERMIT THIRD EXTENSION OF TIME to review a massage establishment (Kingdom Massage) in conjunction with an existing shopping center on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 and Asian Design Overlay Districts. Generally located on the southwest corner of Spring Mountain Road and Valley View Boulevard within Paradise. SB/tc/mb

APPROVED –

Current Planning

- Until February 2, 2011 to review;
- Hours of operation from 8:00 a.m. to 9:00 p.m.;

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

ATTACHMENT: [et015510-cl-map.pdf](#)

ATTACHMENT: [et015510-bw-map.pdf](#)

ATTACHMENT: [P0296379.DOC](#)

21. **WS-0399-10 - STORYBOOK HOMES:**

HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot size; 2) waive sidewalks; 3) reduced driveway length (deleted); 4) reduced side yard setback; and 5) allow an alternative street landscape buffer in conjunction with a proposed residential subdivision.

DESIGN REVIEW for a single family subdivision on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 300 feet west of Buffalo Drive within Spring Valley. SS/tc/ml

HELD - No Date - per Commissioner Sisolak. Applicant is advised that renotification fees will be required prior to being placed on an agenda.

ATTACHMENT: [ws039910-cl-map.pdf](#)

ATTACHMENT: [ws039910-bw-map.pdf](#)

ATTACHMENT: [P0296382.DOC](#)

22. **TM-0057-10 - HACIENDA TRAILS:**

HOLDOVER TENTATIVE MAP consisting of 47 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 300 feet west of Buffalo Drive within Spring Valley. SS/tc/mb

HELD - No Date - per Commissioner Sisolak.

ATTACHMENT: [tm005710-cl-map.pdf](#)

ATTACHMENT: [tm005710-bw-map.pdf](#)

ATTACHMENT: [P0296383.DOC](#)

PC APPEALS

23. **WS-0330-10 - WESTERN SKIES HOLDINGS, LLC:**

HOLDOVER APPEAL WAIVER OF DEVELOPMENT STANDARDS to eliminate the freeway buffer wall in conjunction with a commercial development on 2.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Dean Martin Drive, 650 feet south of Starr Avenue within Enterprise. SB/gc/mb

**APPROVED –
Current Planning**

- 6 foot high wall to match Southern Highlands theme;
- All applicable standard conditions for this application type.
- Applicant is advised that this request applies only to the subject parcel and does not apply to the parcel to the south; any change in circumstances or regulations may be justification for

the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

ATTACHMENT: [ws033010-cl-map.pdf](#)
ATTACHMENT: [ws033010-bw-map.pdf](#)
ATTACHMENT: [P0294074.DOC](#)

24. **WS-0367-10 - APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS:**
HOLDOVER APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced access gate setback; 2) reduced setbacks; and 3) eliminate trash enclosure. DESIGN REVIEW for a place of worship within an existing building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Desert Inn Road and Sandhill Road within Winchester. CG/jt/mb

APPROVED –

Current Planning

- Per plans submitted on December 7, 2010;
- Provide pad with curb for a dumpster;
- Certificate of Occupancy shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that portions of the perimeter fence may need to be relocated to allow for sight visibility zones; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Gate on Sandhill Road to open into property and not onto right-of-way;
- Emergency crash gate required to be closed 24 hours per day.

Fire Department

- Access gates must comply with Clark County Fire Department Guidelines;
- Clark County Fire Department permits are required to install access gates;
- Access gates must be provided with AVI loop for emergency vehicle access.

ATTACHMENT: [ws036710-cl-map.pdf](#)
ATTACHMENT: [ws036710-bw-map.pdf](#)
ATTACHMENT: [P0294737.DOC](#)

AGENDA ITEM

25. **HOLDOVER AG-1035-10:**
That the Board of County Commissioners consider a potential amendment to the Transportation Element and direct staff accordingly.

STAFF DIRECTED.

ATTACHMENT: [ag103510-cl-map.pdf](#)
ATTACHMENT: [ag103510-bw-map.pdf](#)
ATTACHMENT: [AG-1035-10.pdf](#)

ORDINANCES - INTRODUCTION

26. **ORD-1098-10:**

That the Board of County Commissioners introduce an ordinance to update various regulations in the Clark County Unified Development Code (Title 30); and direct staff accordingly. An ordinance to amend Title 30, Chapters 30.08, 30.12, 30.16, 30.28, 30.40, 30.44, 30.48, 30.52, 30.56, 30.60, 30.64, 30.72, 30.80, Appendix B, Appendix C, Sections 30.08.030, 30.16.210, 30.48.660, 30.52.035, 30.52.090, 30.52.120, 30.56.050, 30.56.120, 30.64.030, 30.80.020, Tables 30.16-4, 30.16-5, 30.16-7, 30.16-8, 30.16-9, 30.16-10, 30.16-13, 30.16-17.5, 30.16-18, 30.28-1, 30.28-10, 30.40-1, 30.40-2, 30.44-1, 30.48-AE, 30.60-1, 30.72-1, 30.72-3, 30.80-1 and 30.80-4 to update various land use requirements and procedures and make corrections and clarifications as appropriate; and providing for other matters properly related thereto.

INTRODUCED - public hearing 12/22/10.

ATTACHMENT: [ORD-1098-10.pdf](#)

27. **ORD-1067-10:**

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 8, 2010.

INTRODUCED - public hearing 12/22/10.

ATTACHMENT: [ORD-1067-10.pdf](#)

ORDINANCE - PUBLIC HEARING AND DEVELOPMENT AGREEMENT

28. **ORD-0974-10:**

That the Board of County Commissioners conduct a public hearing to adopt the Development Agreement with BPS Partners, LLC, for a one (1) lot, 2.2 acre shopping center development. An ordinance to consider the adoption of a Development Agreement with BPS Partners, LLC, for a proposed 2.2 acre shopping center development generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Section 21 Township 21 South, Range 61 East within the boundaries of the Paradise Town Area and providing for other matters properly related thereto.

ADOPTED.

ATTACHMENT: [ORD-0974-10.pdf](#)

29. **DA-0496-10 - B P S PARTNERS, LLC:**

DEVELOPMENT AGREEMENT containing an outline, rules, and guidelines for the orderly development of a 112,010 square foot shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. RR/mk

**APPROVED –
Current Planning**

- **All applicable standard conditions for this application type.**
- **Applicant is advised that any change in circumstances or regulations may be justification**

for the denial of an extension of time.

ATTACHMENT: [da049610-cl-map.pdf](#)

ATTACHMENT: [da049610-bw-map.pdf](#)

ATTACHMENT: [P0296386.DOC](#)

30. **PUBLIC COMMENTS AND DISCUSSION**
COMMENTS BY THE GENERAL PUBLIC AND DISCUSSION:

No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

ATTACHMENT: [Title 29 Standard Conditions](#)

ATTACHMENT: [Title 30 Standard Conditions](#)

SAMPLE