



# Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744  
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director • Rod Allison, Assistant Director

## NOTICE OF FINAL ACTION

December 2, 2008

BOB GRONAUER  
3800 HOWARD HUGHES PARKWAY  
7TH FLOOR  
LAS VEGAS, NV 89169

REFERENCE: DR-0989-08

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified wherein.

The above referenced application was presented before the Clark County Planning Commissioners at their regular meeting of **November 20, 2008** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

### **CONDITIONS:**

#### **Current Planning**

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **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.**

#### **Civil Engineering**

- **Compliance with ZC-0576-05;**
- **If project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map approval.**

## TITLE 30 STANDARD CONDITIONS

**IN ADDITION to staff comments and/or recommendations, all land use application approvals require conformance to the following standard conditions for each application type:**

### ALL APPLICATIONS:

1. Development of the property must conform to the plans as submitted with revisions as specified by the Board of County Commissioners and/or Planning Commission.
2. Although a courtesy reminder is typically mailed to the correspondent (on file) 30 days prior to an application's expiration, the applicant is fully responsible for maintaining the correct expiration date of any application.

### Administrative Design Review, Administrative Minor Deviation, Design Review, Special Use Permit, Variance, Waiver of Development Standards, and Zone Change:

1. **Administrative Design Review, Design Review, Special Use Permit, Variance, or Waiver of Development Standards.** The application will expire in two years at 5:00 p.m. on the expiration date unless the use or construction is commenced or unless a different time period is stated in the conditions of approval (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to 5:00 p.m. on the expiration date.
2. **Administrative Minor Deviation.** This application will expire in two years at 5:00 p.m. on the expiration date unless construction is commenced or unless a different time period is stated in the conditions of approval (holidays and weekends will not extend the expiration day). No extensions of time are permitted.
3. **Zone Change Not Subject to a Resolution of Intent.** The zoning will not expire, nor will any associated applications (except tentative maps and vacation and abandonment applications), unless otherwise stated in the conditions of approval.
4. **Zone Change Subject to a Resolution of Intent** and any associated applications. The property owner must execute a resolution of intent and complete construction per Title 30, Section 30.16.060, including compliance with all conditions; otherwise, the application(s) will expire in three years at 5:00 p.m. on the expiration date (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to 5:00 p.m. on the expiration date.
5. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable Building and Fire Code requirements for hazardous materials, prior to recording a map or issuance of a building permit, certificate of occupancy, or business license, whichever is required.
6. All new construction requires building permits in accordance with all applicable Building and Fire Codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Department of Development Services.
7. If the property is located within one mile of the boundary of public sewage treatment facility, an odor easement must be executed with the Clark County Water Reclamation District.
8. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable Building and Fire Codes.
9. Drainage and/or traffic studies must be submitted and approved and all improvements must comply with the approved studies. Further, street and flood channel dedication and/or improvements will be required.
10. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Regional Flood Control District prior to any permits being issued.
11. Fire hydrants must be provided in compliance with Fire Department specifications, and a three foot fire hydrant easement is required behind all street frontage lot lines. Waivers of street improvements do not waive fire hydrant requirements.
12. All necessary utility easements will be retained or reserved.
13. Mobile homes and/or manufactured housing require building permits before they are moved and inspection for the Nevada Safety Seal prior to occupancy.
14. Approval of this application does not constitute approval of a liquor or gaming license or any other County issued permit, license, or approval.
15. The Board of County Commissioners and/or the Planning Commission have no authority to grant, promise, or commit water service. Approval of this application does not constitute any commitment for water service or any commitment for priority status for future water service.

## TITLE 30 STANDARD CONDITIONS

### Administrative Street Naming, Street Name Change, and Street Address System Change:

1. Applicant is responsible for street name signs in accordance with Clark County Standards.

#### Extensions of Time:

2. Unless otherwise stated, the original expiration day continues to be in effect.
3. **Administrative Extension of Time.** The expiration date of an application may be extended to match the expiration date for a subsequent related application, building permit, or map. Administrative extensions will expire at 5:00 p.m. on the specified expiration date unless the use or construction is commenced (construction must be completed for zone change extensions) or unless a different time period is stated in the conditions of approval (holidays and weekends will not extend the expiration day). All administrative extensions must be applied for prior to 5:00 p.m. on the expiration date.
4. **Extension of Time Subject to a Hearing.** This application will expire at 5:00 p.m. on the expiration date unless the use or construction is commenced (construction must be completed for zone change extensions) or unless a different time period is stated in the conditions of approval (holidays and weekends will not extend the expiration day). All extensions must be applied for prior to 5:00 p.m. on the expiration date.
5. All conditions imposed on the original approval and any new conditions must be satisfied.

#### Waiver of Conditions

1. All original conditions of approval are still in effect unless waived or amended.

#### Tentative/Final Map:

2. **Tentative Map.** This application will expire at 5:00 p.m. in two years from the date on which the Board of County Commissioners and/or Planning Commission took action unless a **Final Map** is recorded on all or part of the subdivision (holidays and weekends will not extend the expiration day).
3. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
4. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable Building and Fire Codes.
5. Drainage and/or traffic studies must be submitted and approved and all improvements must comply with the approved studies. Further, street and flood channel dedication and/or improvements may be required.
6. All necessary utility easements will be retained or reserved. The property owner(s) must execute a Resolution of Intent if required.
7. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable Building and Fire Code requirements for hazardous materials, prior to recording the **Final Map**.
8. Approval of this application does not constitute approval of a liquor or gaming license or any other County issued permit, license, or approval.
9. The Board of County Commissioners and/or the Planning Commission have no authority to grant, promise or commit water service. Approval of this application does not constitute any commitment for water service or any commitment for priority status for future water service.
10. Plotting or relinquishing all utility easements.
11. Post Office and Fire Department approval of all street names.
12. If applicable, all beneficiaries of record to sign a consent statement to record with the Final Map.

#### Vacation and Abandonment:

13. **Vacation and Abandonment.** This application will expire in two years at 5:00 p.m. on the expiration date (holidays and weekends will not extend the expiration day) unless all conditions of approval have been satisfied and an **Order of Vacation** is recorded by the County. Any extension of time must be applied for prior to 5:00 p.m. on the expiration date. Vacation of easements and/or rights-of-way must conform to the plans as submitted with revisions as specified by the Board of County Commissioners and/or Planning Commission.
14. Drainage and/or traffic studies must be submitted and approved, and all improvements must comply with the approved studies. Additionally, street and flood channel dedications and/or improvements will be required.
15. If the property is located in a flood zone, a drainage study must be submitted and approved by the Regional Flood Control District prior to any permits.
16. All necessary utility easements will be retained or reserved.